

LET PROPERTY PACK

INVESTMENT INFORMATION

Wansbeck Gardens,
Hartlepool, TS26

226985617

 www.letproperty.co.uk





Property Description

Our latest listing is in Wansbeck Gardens, Hartlepool, TS26

Get instant cash flow of **£550** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£730** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

Don't miss out on this fantastic investment opportunity...



Wansbeck Gardens,
Hartlepool, TS26

226985617



Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550 PM

Market Rent: £730 PM

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge **£6,000**

Legal Fees **£1,000**

Total Investment **£127,000**

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 730



Returns Based on Rental Income	£550	£730
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£73.00
Total Monthly Costs	£70.00	£88.00
Monthly Net Income	£480.00	£642.00
Annual Net Income	£5,760.00	£7,704.00
Net Return	4.54%	6.07%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£6,244**
Adjusted To

Net Return **4.92%**



Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £130,000.



£130,000

3 bedroom semi-detached house for sale

+ Add to rep

Eastland Avenue, Hartlepool

CURRENTLY ADVERTISED SOLD STC

Marketed from 26 Jan 2026 by igomove, Covering North East



£129,000

3 bedroom semi-detached house for sale

+ Add to r

Peebles Avenue, Hartlepool

CURRENTLY ADVERTISED

Marketed from 8 Mar 2026 by igomove, Covering North East

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom house

+ Add to rep

Southburn Terrace, Hartlepool

NO LONGER ADVERTISED

Marketed from 13 Apr 2026 to 5 May 2026 (21 days) by Home World Management, West London



£750 pcm

3 bedroom semi-detached house

+ Add t

Bede Grove, Hartlepool

NO LONGER ADVERTISED

Marketed from 13 Mar 2025 to 31 Mar 2025 (18 days) by Orange Sales and Lettings, Stockton-O

Current Tenant Profile




We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Current term of tenancy: **4 years+**


 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 Fully compliant tenancy: **Yes**
Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Wansbeck Gardens, Hartlepool, TS26

PROPERTY ID: 12345678

Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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