LET PROPERTY PACK

INVESTMENT INFORMATION

Darlington Road, Ferryhill,
DL17

230438220

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LETPROPERTY



Property Description

Our latest listing is in Darlington Road, Ferryhill, DL17

Get instant cash flow of **£800** per calendar month with a **15.2%** Gross Yield for investors.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Darlington Road, Ferryhill, DL17

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Property Key Features

- 2 Bedrooms
- 2 Bathrooms
- Spacious Living Spaces
- Fully equipped modern Kitchen
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £800

Lounge





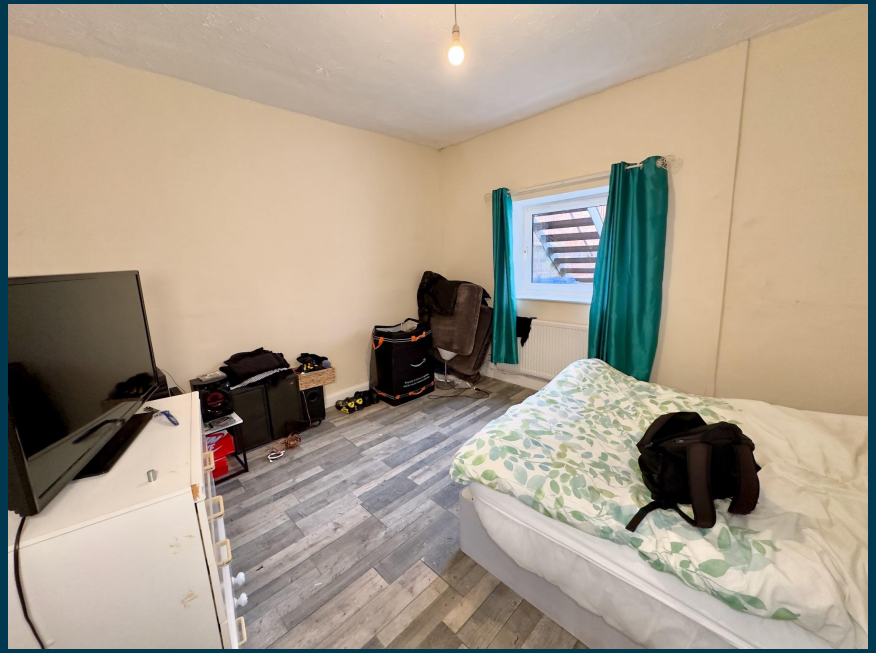
Kitchen





Bedrooms





Bathroom







Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 63,000

SDLT Charge	**£3,150**
Legal Fees	**£1,000**
Total Investment	**£67,150**

Outlay figures based on assumed cash purchase of 63,000.

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 800

Returns Based on Rental Income	£800
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£80.00
Total Monthly Costs	£95.00
Monthly Net Income	£705.00
Annual Net Income	£8,460.00
Net Return	12.60%

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 Adjusted To	**£6,860**
Net Return	**10.22%**

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 £179,000.



1 bedroom apartment for sale

Lynesack House, Durham Road, Chilton, DL17

NO LONGER ADVERTISED

Marketed from 16 Nov 2020 to 22 Feb 2022 (463 days) by Ben Charles, Durham

£179,000



2 bedroom flat for sale

+ Add to report

Darlington Road, Ferryhill

NO LONGER ADVERTISED

Marketed from 16 Sep 2021 to 7 Dec 2021 (81 days) by Kimmitt and Roberts, Houghton Le Spring

£85,000

Mixed Commercial / Residential Investment | 9% Overall Yield | Ground Floor Commercial Premises |...

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom detached bungalow

Gypsy Lane, Ferryhill

NO LONGER ADVERTISED

Marketed from 24 Apr 2026 to 29 Oct 2026 (188 days) by Hunters, Bishop Auckland

£1,250 pcm



2 bedroom bungalow

Station Road East, Coxhoe, Durham, DH6

CURRENTLY ADVERTISED

Marketed from 15 Oct 2026 by J W Wood, Durham City

£850 pcm

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **Moved in within the last 2 years**
- Payment history: **On time for length of tenancy**

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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Darlington Road, Ferryhill, DL17

PROPERTY ID: 230438220

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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