LET PROPERTY PACK

INVESTMENT INFORMATION

Scarth Avenue, Doncaster,
DN4

229952442

www.letproperty.co.uk





Property Description

Our latest listing is in Scarth Avenue, Doncaster, DN4

Get instant cash flow of **£400** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£755** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

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...



Scarth Avenue,
Doncaster, DN4

229952442

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Fully equipped modern Kitchen
- Factor Fees: TBC
- Ground Rent: Freehold
- Lease Length: Freehold
- Current Rent: £400
- Market Rent: £755

Lounge



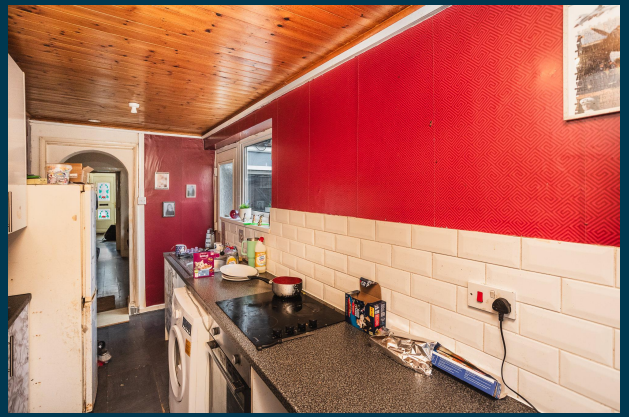




Kitchen







Bedrooms





Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	**£20,000.00**
SDLT Charge	**£4,000**
Legal Fees	**£1,000.00**
Total Investment	**£25,000.00**

Projected Investment Return



The monthly rent of this property is currently set at £400 per calendar month but the potential market rent is

£ 755

Returns Based on Rental Income	£400	£755
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£75.50
Total Monthly Costs	£305.00	£340.50
Monthly Net Income	£95.00	£414.50
Annual Net Income	£1,140.00	£4,974.00
Net Return	4.56%	19.90%

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	**£3,464.00**
Net Return	**13.86%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To	**£3,774.00**
Net Return	**15.10%**

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 £165,000.



2 bedroom detached house for sale

Balby Road, Doncaster, South Yorkshire, DN4

CURRENTLY ADVERTISED

Marketed from 18 Nov 2026 by Whitegates, Doncaster

£165,000



2 bedroom terraced house for sale

Belmont Avenue, Doncaster, South Yorkshire, DN4

CURRENTLY ADVERTISED SOLD STC

Marketed from 24 Jul 2026 by EweMove, Covering Yorkshire

£95,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

+ Add

Carr Hill Court,Balby ,Doncaster,

NO LONGER ADVERTISED | LET AGREED

Marketed from 7 Jul 2026 to 24 Aug 2026 (47 days) by Moss Properties Doncaster, Doncaster

£850 pcm



2 bedroom terraced house

Great Central Avenue, Balby, Doncaster

CURRENTLY ADVERTISED | LET AGREED

Marketed from 22 Oct 2026 by Haus Sales & Lettings, Covering Yorkshire

£775 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: **7 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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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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