

LET PROPERTY PACK

INVESTMENT INFORMATION

Estcourt St, Hull, HU9

226298076

 www.letproperty.co.uk





Property Description

Our latest listing is in Estcourt St, Hull, HU9

Get instant cash flow of **£595** per calendar month with a **11.9%** Gross Yield for investors.

This property has a potential to rent for **£709** which would provide the investor a Gross Yield of **14.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Estcourt St, Hull, HU9

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595

Market Rent: £709

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £60,000.00 and borrowing of £45,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 60,000.00

25% Deposit	£15,000.00
SDLT Charge	£3,000
Legal Fees	£1,000.00
Total Investment	£19,000.00

Projected Investment Return



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



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 709

Returns Based on Rental Income	£595	£709
Mortgage Payments on £45,000.00 @ 5%	£187.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£70.90
Total Monthly Costs	£262.00	£273.40
Monthly Net Income	£333.00	£435.60
Annual Net Income	£3,996.00	£5,227.20
Net Return	21.03%	27.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,809.20**
Adjusted To

Net Return **20.05%**

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

Annual Net Income **£4,327.20**
Adjusted To

Net Return **22.77%**

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 £70,000.



2 bedroom terraced house for sale

+ Add to report

Kingston Villas, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Mar 2025 to 16 Dec 2025 (278 days) by William H. Brown, Hull Holderness Road

£70,000



2 bedroom terraced house for sale

+ Add to report

Middleburg Street, Hull, North Humberside

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Feb 2025 to 13 Oct 2025 (227 days) by Springbok Properties, Nationwide

£65,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

+ Add to report

Rosmead Street, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Apr 2026 to 19 May 2026 (47 days) by William H. Brown Lettings, Hull (Holderness Road)

£750 pcm



2 bedroom terraced house

+ Add to report

Steynburg Street, Hull, Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 18 Aug 2025 to 10 Sep 2025 (22 days) by HPC, Hull

£725 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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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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