LET PROPERTY PACK

INVESTMENT INFORMATION

Lister Avenue, Doncaster
DN4

229952613

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Lister Avenue, Doncaster DN4

Get instant cash flow of **£650** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **10.6%** 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...



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DN4

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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £750

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £85,000.00 and borrowing of £63,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 85,000.00

25% Deposit	**£21,250.00**
SDLT Charge	**£4,250**
Legal Fees	**£1,000.00**
Total Investment	**£26,500.00**

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£650	£750
Mortgage Payments on £63,750.00 @ 5%	£265.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£75.00
Total Monthly Costs	£345.63	£355.63
Monthly Net Income	£304.38	£394.38
Annual Net Income	£3,652.50	£4,732.50
Net Return	13.78%	17.86%

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	**£3,232.50**
Net Return	**12.20%**

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

Annual Net Income Adjusted To	**£3,457.50**
Net Return	**13.05%**

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 £150,000.



3 bedroom semi-detached house for sale

Littlemoor Lane, Doncaster, South Yorkshire, DN4

CURRENTLY ADVERTISED SOLD STC

Marketed from 14 Aug 2026 by Whitegates, Doncaster

£150,000



3 bedroom detached house for sale

St. James Gardens, Balby, Doncaster

CURRENTLY ADVERTISED

Marketed from 9 Oct 2026 by William H. Brown, Doncaster

£149,950

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom detached house

Burgundy Road, Balby, Doncaster, DN4

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Aug 2026 to 15 Sep 2026 (32 days) by My Property Store, Doncaster

£1,300 pcm



3 bedroom terraced house

Albany Road, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 26 Jul 2026 to 28 Oct 2026 (94 days) by OpenRent, London

£1,100 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 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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