

LET PROPERTY PACK

INVESTMENT INFORMATION

Grovehill Road, Beverley,
HU17

228692487

 www.letproperty.co.uk





Property Description

Our latest listing is in Grovehill Road, Beverley, HU17

Get instant cash flow of **£1,435** per calendar month with a **8.2%** Gross Yield for investors.

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...



Grovehill Road, Beverley,
HU17

228692487



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,435

Lounge



Kitchen



Bedrooms



Bathroom





Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 209,000.

ASSUMED PURCHASE PRICE

£ 209,000

SDLT Charge £12,130

Legal Fees £1,000

Total Investment £222,130

Projected Investment Return



The monthly rent of this property is currently set at £1,435 per calendar month.



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



Returns Based on Rental Income	£1,435
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£143.50
Total Monthly Costs	£158.50
Monthly Net Income	£1,276.50
Annual Net Income	£15,318.00
Net Return	6.90%

Return **Stress Test** Analysis Report



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

Annual Net Income **£12,448**
Adjusted To

Net Return **5.60%**

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 £285,000.



£285,000

2 bedroom apartment for sale

Molescroft Road, Beverley, HU17 7FQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2026 to 31 Jul 2026 (85 days) by Hunters, Beverley

+ Add to report



£275,000

2 bedroom apartment for sale

Andrews Court, Molescroft Road, Beverley

CURRENTLY ADVERTISED

Marketed from 9 Apr 2025 by McCarthy & Stone Resales, Bournemouth

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,000 based on the analysis carried out by our letting team at **Let Property Management**.



£3,000 pcm

2 bedroom flat

King William House, Hull, HU1

NO LONGER ADVERTISED

Marketed from 8 Jul 2026 to 7 Aug 2026 (29 days) by OpenRent, London

+ Add to report



£1,700 pcm

2 bedroom apartment

Third Floor The Glass House, Hull

CURRENTLY ADVERTISED

Marketed from 29 Sep 2026 by Mypad Accommodation, Hull

+ Add to report

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: **5 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.



Grovehill Road, Beverley, HU17

PROPERTY ID: 228692487



www.letproperty.co.uk

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.



LETPROPERTY