LET PROPERTY PACK

INVESTMENT INFORMATION

Madoline Grove, Hull, HU9

220029857

www.letproperty.co.uk

Property Description

Our latest listing is in Madeline Grove, Hull, HU9

Get instant cash flow of **£530** per calendar month with a **7.9%** Gross Yield for investors.

This property has a potential to rent for **£618** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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

Madoline Grove, Hull, HU9

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Property Key Features

2 Bedrooms

1 Bathroom

Comfortable Lounge

Modern Kitchen

Factor Fees: TBC

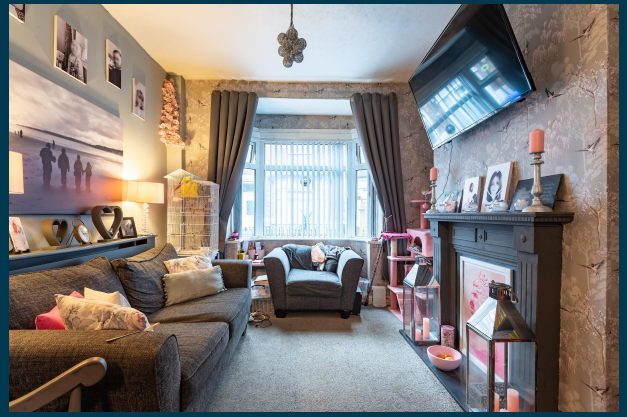
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £530

Market Rent: £618

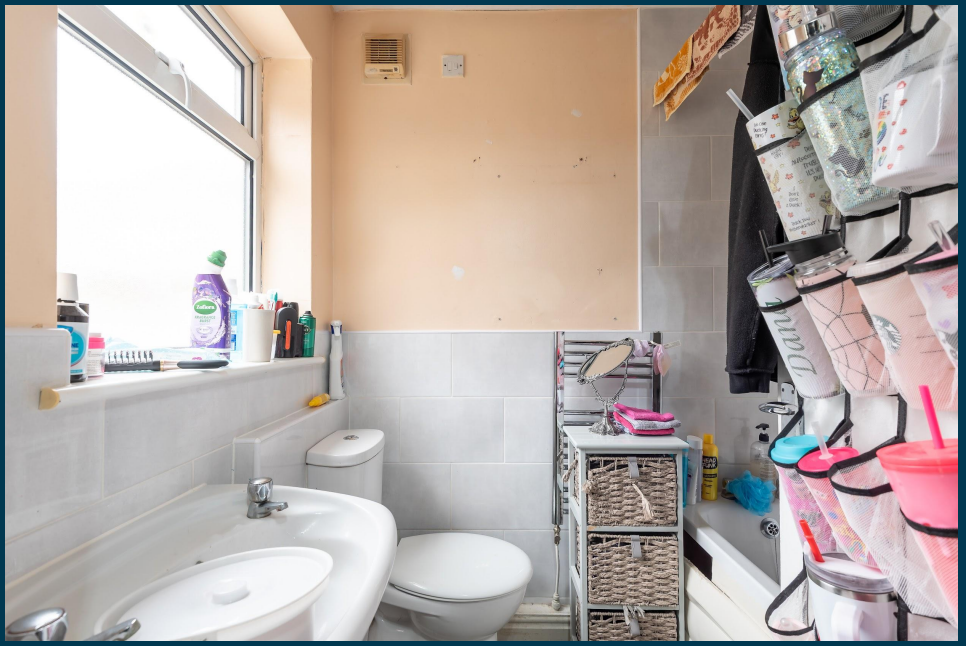
Lounge



Kitchen

Bedrooms

Bathroom



Exterior

Initial Outlay

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	**£20,250.00**
SDLT Charge	**£4,050**
Legal Fees	**£1,000.00**
Total Investment	**£25,300.00**

Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

Projected Investment Return

The monthly rent of this property is currently set at £530 per calendar month but the potential market rent is **£ 618**

Returns Based on Rental Income	£530	£618
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£53.00	£61.80
Total Monthly Costs	£321.13	£329.93
Monthly Net Income	£208.88	£288.08
Annual Net Income	£2,506.50	£3,456.90
Net Return	9.91%	13.66%

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	**£2,220.90**
Net Return	**8.78%**

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

Annual Net Income Adjusted To	**£2,241.90**
Net Return	**8.86%**

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 £140,000.

£140,000

2 bedroom terraced house for sale

+ Add to report

Southcoates Lane, Hull

NO LONGER ADVERTISED

Marketed from 12 Jul 2024 to 16 Sep 2024 (65 days) by Whitakers, Hull East

£135,000

2 bedroom house for sale

+ Add to report

Staxton Court, Hull

NO LONGER ADVERTISED

Marketed from 9 Sep 2024 to 22 Oct 2024 (42 days) by Urban Property, Hull

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.

£795 pcm

2 bedroom terraced house

+ Add to report

PEMBROOKE VILLAS HULL HU9 2TS

CURRENTLY ADVERTISED LET AGREED

Marketed from 15 Aug 2025 by LET'S GO LEEDS LTD, Leeds

£725 pcm

2 bedroom end of terrace house

+ Add to report

Rensburg Street, Hull

CURRENTLY ADVERTISED LET AGREED

Marketed from 19 Aug 2025 by Mypad Accommodation, Hull

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.

www.letproperty.co.uk

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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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