

LET PROPERTY PACK

INVESTMENT INFORMATION

Ravensworth Road,
Doncaster, DN1 2AR

222726403

 www.letproperty.co.uk





Property Description

Our latest listing is in Ravensworth Road, Doncaster, DN1 2AR

Get instant cash flow of **£2,480.00** per calendar month with a **12.5%** 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...



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Property Key Features

5 bedrooms

5 bathrooms

Spacious Rooms

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,480

Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £224,000.00 and borrowing of £168,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 224,000.00

25% Deposit	£56,000.00
SDLT Charge	£13,180
Legal Fees	£1,000.00
Total Investment	£70,180.00

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 £2,480.00 per calendar month but the potential market rent is

£ 2,480.00

Returns Based on Rental Income	£2,480.00	£2,480.00
Mortgage Payments on £168,000.00 @ 5%	£700.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£248.00	£248.00
Total Monthly Costs	£963.00	£963.00
Monthly Net Income	£1,517.00	£1,517.00
Annual Net Income	£18,204.00	£18,204.00
Net Return	25.94%	25.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£13,244.00**
Adjusted To

Net Return **18.87%**

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

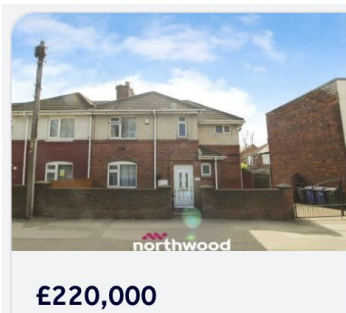
Annual Net Income **£14,844.00**
Adjusted To

Net Return **21.15%**

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 £220,000.



5 bedroom semi-detached house for sale

[+ Add to report](#)

Carr House Road, Belle Vue, Doncaster, DN4

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Apr 2025 to 1 May 2026 (373 days) by Northwood, Doncaster



5 bedroom detached house for sale

[+ Add to report](#)

South Street, Hyde Park, Doncaster, DN4

NO LONGER ADVERTISED

Marketed from 12 Jul 2023 to 12 Jul 2024 (365 days) by The Property Hive, Bessacarr

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

5 bedroom house of multiple occupation

+ Add to report

Austen Avenue, Doncaster, South Yorkshire

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 14 May 2026 (27 days) by Haus Estates, Leicester



£2,500 pcm

5 bedroom house of multiple occupation

+ Add to report

Rosedale Road, Bentley, Doncaster, South Yorkshire

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 27 Apr 2026 (10 days) by Haus Estates, Leicester

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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