

LET PROPERTY PACK

INVESTMENT INFORMATION

Wesley Court, Hull, HU3

228899452

 www.letproperty.co.uk





Property Description

Our latest listing is in Wesley Court, Hull, HU3

Get instant cash flow of **£525** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£607** which would provide the investor a Gross Yield of **6.1%** 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...



Wesley Court, Hull, HU3

228899452



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £607

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 120,000.

ASSUMED PURCHASE PRICE

£ 120,000

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

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 £525 per calendar month but the potential market rent is

£ 607

Returns Based on Rental Income	£525	£607
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£60.70
Total Monthly Costs	£67.50	£75.70
Monthly Net Income	£457.50	£531.30
Annual Net Income	£5,490.00	£6,375.60
Net Return	4.32%	5.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,162**
Adjusted To

Net Return **4.06%**

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 £134,950.



2 bedroom terraced house for sale

[+ Add to report](#)

Sirius Close, Hull, HU3 3QS

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Aug 2025 to 14 Jan 2026 (137 days) by Home Estates, Hull

£134,950



2 bedroom end of terrace house for sale

[+ Add to report](#)

St Georges Road, Hull

NO LONGER ADVERTISED

Marketed from 23 Oct 2023 to 5 Jun 2024 (225 days) by William H. Brown, Hull Newland Avenue

£130,000

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**.



£750 pcm

2 bedroom end of terrace house

24 Redbourne Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jan 2025 to 30 Jan 2025 (25 days) by Neil Kaye Estate Agents, Hull

+ Add to report



£725 pcm

2 bedroom terraced house

Camden Street, Hull, HU3

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jun 2026 to 1 Jul 2026 (14 days) by Northwood, Northwood Beverley & 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: **11 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.



Wesley Court, Hull, HU3

PROPERTY ID: 228899452

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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