

LET PROPERTY PACK

INVESTMENT INFORMATION

Lyons Lane, Houghton Le
Spring, DH5

229879071

 www.letproperty.co.uk





Property Description

Our latest listing is in Lyons Lane, Houghton Le Spring, DH5

This property has a potential to rent for **£956** which would provide the investor a Gross Yield of **13.5%** 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...



Lyons Lane, Houghton Le
Spring, DH5

229879071



Property Key Features

2 bedrooms

1 bathroom

Dual Living Area

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: VACANT

Market Rent: £956

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Outlay figures based on assumed cash purchase of 85,000.

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge £4,250

Legal Fees £1,000

Total Investment £90,250

Projected Investment Return



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



Returns Based on Rental Income	£956
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£95.60
Total Monthly Costs	£110.60
Monthly Net Income	£845.40
Annual Net Income	£10,144.80
Net Return	11.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,233**
Adjusted To

Net Return **9.12%**

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 £100,000.



2 bedroom semi-detached house for sale

[+ Add to report](#)

Bowes Avenue, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5

NO LONGER ADVERTISED

Marketed from 11 Nov 2024 to 21 Jan 2025 (70 days) by YOUR MOVE Chris Stonock, Houghton Le Spring

£100,000



2 bedroom terraced house for sale

[+ Add to report](#)

Kingfisher Drive, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5

NO LONGER ADVERTISED

Marketed from 3 May 2023 to 30 May 2023 (26 days) by YOUR MOVE Chris Stonock, Houghton Le Spring

£90,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom terraced house

[+ Add to report](#)

Avenue Street, High Shincliffe, Durham, DH1

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Aug 2025 to 29 Aug 2025 (14 days) by YOUR MOVE Chris Stonock Lettings, Durham

£995 pcm



2 bedroom house

[+ Add to report](#)

Magdalene Heights - DH1

NO LONGER ADVERTISED

Marketed from 27 Jan 2025 to 7 Feb 2025 (11 days) by Nicholas Humphreys, Durham

£975 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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

Lyons Lane, Houghton Le Spring, DH5

PROPERTY ID: 229879071

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