

LET PROPERTY PACK

INVESTMENT INFORMATION

Eskdale Street, Darlington,
DL3

227684160

 www.letproperty.co.uk





Property Description

Our latest listing is in Eskdale Street, Darlington, DL3

Get instant cash flow of **£535** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£613** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Eskdale Street,
Darlington, DL3

227684160



Property Key Features

2 Bedrooms

1 Bathroom

2 Spacious Lounges

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £535

Market Rent: £613

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit £27,500.00

SDLT Charge £5,500

Legal Fees £1,000.00

Total Investment £34,000.00

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 £535 per calendar month but the potential market rent is

£ 613

Returns Based on Rental Income	£535	£613
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£53.50	£61.30
Total Monthly Costs	£412.25	£420.05
Monthly Net Income	£122.75	£192.95
Annual Net Income	£1,473.00	£2,315.40
Net Return	4.33%	6.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,089.40**
Adjusted To

Net Return **3.20%**

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

Annual Net Income **£665.40**
Adjusted To

Net Return **1.96%**

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 £190,000.



£190,000

3 bedroom terraced house for sale

Greenbank Road, Darlington

CURRENTLY ADVERTISED

Marketed from 24 Sep 2025 by Carvers, Darlington

+ Add to report



£130,000

3 bedroom terraced house for sale

Maude Street, Darlington

CURRENTLY ADVERTISED

Marketed from 6 Jul 2026 by Venture Properties, Darlington

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

3 bedroom terraced house

Salisbury Terrace, Darlington

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Mar 2026 to 7 May 2026 (37 days) by Venture Properties, Darlington

+ Add to report



£695 pcm

3 bedroom house

Bartlett Street, Darlington, County Durham

NO LONGER ADVERTISED

Marketed from 11 May 2026 to 18 May 2026 (6 days) by My Property Box, Darlington - Lettings

+ 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: **3 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.



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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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