

LET PROPERTY PACK

INVESTMENT INFORMATION

Blossom Street,
Hetton-le-Hole, DH5

227434152

 www.letproperty.co.uk





Property Description

Our latest listing is in Blossom Street, Hetton-le-Hole, DH5

Get instant cash flow of **£525** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£1,242** which would provide the investor a Gross Yield of **16.6%** 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...



Blossom Street,
Hetton-le-Hole, DH5

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Property Key Features

3 bedrooms

2 receptions

Private Garden Space

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £1,242

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

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 £525 per calendar month but the potential market rent is



£ 1,242

Returns Based on Rental Income	£525	£1,242
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£124.20
Total Monthly Costs	£348.75	£420.45
Monthly Net Income	£176.25	£821.55
Annual Net Income	£2,115.00	£9,858.60
Net Return	7.55%	35.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,374.60**
Adjusted To

Net Return **26.34%**

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

Annual Net Income **£8,508.60**
Adjusted To

Net Return **30.39%**

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 £95,000.



£98,000

3 bedroom end of terrace house for sale

+ Add to report

Church Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Aug 2024 to 5 Dec 2024 (114 days) by YOUR MOVE Chris Stonock, Houghton Le Spring

Three Bed End Terrace House | Enclosed Gardens | Close to Extensive Facilities | Approx. 77SqM - ...



£95,000

3 bedroom semi-detached house for sale

+ Add to report

Market Street, Hetton Le Hole, DH5

CURRENTLY ADVERTISED

SOLD STC

Marketed from 29 Sep 2025 by Hegartys Estate Agents, Houghton le Spring

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,295 pcm

3 bedroom detached bungalow

+ Add to report

Heatherdale Crescent, Durham

NO LONGER ADVERTISED

Marketed from 21 Nov 2025 to 12 Mar 2026 (110 days) by Toast Estates, Durham

Detached Bungalow | Three Bedrooms | Two Reception Rooms | Garage & Garden | Solar Panels & Flect



£1,250 pcm

3 bedroom detached house

+ Add to report

Okehampton Drive, Newbottle, Houghton Le Spring, Tyne and Wear, DH4 4YB

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jul 2025 to 31 Jul 2025 (22 days) by Pattinson Estate Agents, Houghton Le Spring

Detached Family Home | Three Bedrooms | Principal Bedroom With En-suite | South Facing Rear Garden

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.



LETPROPERTY