

LET PROPERTY PACK

INVESTMENT INFORMATION

Haigh Park, Kingswood,
Hull, HU7

227356862

 www.letproperty.co.uk





Property Description

Our latest listing is in Haigh Park, Kingswood, Hull, HU7

Get instant cash flow of **£695** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Hull, HU7

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Property Key Features

2 Bedrooms

1 Bathrooms

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £121.24 PM

Ground Rent: £17.46 PM

Lease Length: 130 Years

Current Rent: £695 PM

Market Rent: £800 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 800



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



Returns Based on Rental Income	£695	£800
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£121.24	
Ground Rent	£17.46	
Letting Fees	£69.50	£80.00
Total Monthly Costs	£598.20	£608.70
Monthly Net Income	£96.80	£191.30
Annual Net Income	£1,161.60	£2,295.60
Net Return	3.14%	6.20%

Return **Stress Test** Analysis Report



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

Annual Net Income **£695.60**
Adjusted To

Net Return **1.88%**

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

Annual Net Income **£705.12**
Adjusted To

Net Return **1.91%**

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 £140,000.



£140,000

2 bedroom semi-detached house for sale

+ Add to re

Hyde Park Road, Kingswood, Hull, HU7 3AS

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jan 2025 to 24 Mar 2025 (81 days) by Beercocks, Kingswood



£130,000

2 bedroom apartment for sale

+ Add to re

Linn Park, Kingswood, Hull, HU7

CURRENTLY ADVERTISED

SOLD STC

Marketed from 31 May 2025 by Yopa, East Midlands & Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

+ Add to

Elthorne Park, Kingswood, Hull, East Yorkshire, HU7

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 to 15 Apr 2026 (54 days) by Linley & Simpson, Hull



£800 pcm

2 bedroom terraced house

+ Add to re

Bowland Way, Kingswood, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Mar 2026 to 23 May 2026 (66 days) by Symonds & Greenham, Hull

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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