

LET PROPERTY PACK

INVESTMENT INFORMATION

Pool Court, Pasture Road,
Goole, DN14

228626132

 www.letproperty.co.uk





Property Description

Our latest listing is in Pool Court, Pasture Road, Goole, DN14

Get instant cash flow of **£575.00** per calendar month with a **13.8%** Gross Yield for investors.

This property has a potential to rent for **£700.00** which would provide the investor a Gross Yield of **16.8%** 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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Goole, DN14

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Property Key Features

1 Bedroom

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £18.83 PM

Ground Rent: £4.16 PM

Lease Length: 64 Years

Current Rent: £575.00 PM

Market Rent: £700.00 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 50,000.

ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge £2,500

Legal Fees £1,000

Total Investment £53,500

Projected Investment Return



The monthly rent of this property is currently set at £575.00 per calendar month but the potential market rent is

£ 700.00

Returns Based on Rental Income	£575.00	£700.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£18.83	
Ground Rent	£4.16	
Letting Fees	£57.50	£70.00
Total Monthly Costs	£95.49	£107.99
Monthly Net Income	£479.51	£592.01
Annual Net Income	£5,754.12	£7,104.12
Net Return	10.76%	13.28%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£5,704**
Adjusted To

Net Return **10.66%**



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 £55,000.



£55,000

1 bedroom flat for sale

[+ Add to report](#)

Pool Court, Goole

NO LONGER ADVERTISED

Marketed from 14 Jul 2025 to 24 Nov 2025 (132 days) by Link Agency, covering East Yorkshire



£55,000

1 bedroom flat for sale

[+ Add to report](#)

Pool Court, Pasture Road, DN14

NO LONGER ADVERTISED

Marketed from 7 Aug 2026 to 4 Sep 2026 (27 days) by The Property Selling Company, Nationwide

Rent Comparables **Report**



This property is situated in a high demand rental area with rents achieving as much as £715 based on the analysis carried out by our letting team at **Let Property Management**.



£715 pcm

1 bedroom terraced house

+ Add to report

Jackson Street, Goole, East Yorkshire, DN14

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 May 2025 to 10 Jun 2025 (27 days) by Your Move, Goole



£710 pcm

1 bedroom apartment

+ Add to report

Victoria Quays, Goole

NO LONGER ADVERTISED

Marketed from 29 Jul 2026 to 2 Oct 2026 (64 days) by Link Agency, covering East Yorkshire

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: **8 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.



www.letproperty.co.uk

Pool Court, Pasture Road, Goole, DN14

PROPERTY ID: 228626132

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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