

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Stone Arches, York Road,
Doncaster, DN5 8AD

227521199





PROPERTY DESCRIPTION

Our latest listing is in Stone Arches, York Road, Doncaster, DN5 8AD

Rent currently agreed with tenant of **£695** per calendar month which calculates to a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Stone Arches, York Road,
Doncaster, DN5 8AD

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £695

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£80,000

10% Deposit (£5,000 Minimum) **£8,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,000**

Purchase Balance **£72,000**

SDLT Charge **£4,000**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£77,000**

Your total all in costs would be ~£77,000 after taxes and fees based on a purchase price of £80,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £115,000.



1 bedroom flat for sale

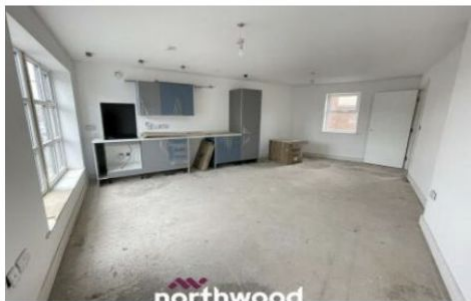
[+ Add to report](#)

Portland Place, Doncaster, DN1

NO LONGER ADVERTISED

Marketed from 17 Apr 2025 to 15 Jan 2026 (273 days) by Northwood, Doncaster

£115,000



1 bedroom flat for sale

[+ Add to report](#)

Portland Place, Doncaster, DN1

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2024 to 19 Sep 2024 by Northwood, Doncaster

£110,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our lettings team.



£900 pcm

1 bedroom apartment

The Old Court House, City Centre, DN1

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Nov 2025 to 25 Nov 2025 (19 days) by Elite Property, Doncaster

+ Add to report



£850 pcm

1 bedroom flat

Hall Gate, Doncaster, DN1

NO LONGER ADVERTISED

Marketed from 19 Mar 2025 to 23 Apr 2025 (34 days) by OpenRent, London

+ Add to report



Stone Arches, York Road, Doncaster, DN5
8AD

PROPERTY ID: 227521199

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.