

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Ashgrove Avenue,  
Hartlepool, TS25

224243950

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Ashgrove Avenue, Hartlepool, TS25

This property has a potential to rent for **£620** which would provide the investor a Gross Yield of **8.3%** 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...**



Ashgrove Avenue,  
Hartlepool, TS25

224243950



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £620**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 90,000

SDLT Charge	£4,500
Legal Fees	£1,000
Total Investment	£95,500

# Projected Investment Return



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



Returns Based on Rental Income	£620
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£62.00
<b>Total Monthly Costs</b>	<b>£77.00</b>
<b>Monthly Net Income</b>	<b>£543.00</b>
<b>Annual Net Income</b>	<b>£6,516.00</b>
<b>Net Return</b>	<b>6.82%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,276**  
Adjusted To

Net Return                      **5.52%**

# 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.



£115,000

**3 bedroom semi-detached house for sale**

+ Add

Beachfield Drive, Hartlepool

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jun 2021 to 17 Feb 2022 (261 days) by Smith & Friends Estate Agents, Hartle



£110,000

**3 bedroom semi-detached house for sale**

+ Ad

Lakeland Walk, HARTLEPOOL

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 May 2021 to 11 Nov 2021 (168 days) by Manners & Harrison, Hartlepool

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

## 2 bedroom terraced house

+ Add to report

Coleridge Avenue, Hartlepool, TS25 5AA

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Dec 2025 to 9 Jan 2026 (37 days) by Orange Sales and Lettings, Stockton-On-Tees



£650 pcm

## 3 bedroom terraced house

Barton Avenue, Hartlepool

CURRENTLY ADVERTISED

LET AGREED

Marketed from 11 Mar 2026 by Smith & Friends Estate Agents, Hartlepool



Ashgrove Avenue, Hartlepool, TS25

PROPERTY ID: 224243950

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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