LET PROPERTY PACK

INVESTMENT INFORMATION

Bainton Grove, Hull, HU6

229717984

www.letproperty.co.uk





Property Description

Our latest listing is in Bainton Grove, Hull, HU6

Get instant cash flow of **£550** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£890** which would provide the investor a Gross Yield of **11.9%** 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...



Bainton Grove, Hull, HU6

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Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £550

Market Rent: £890

Lounge







Kitchen







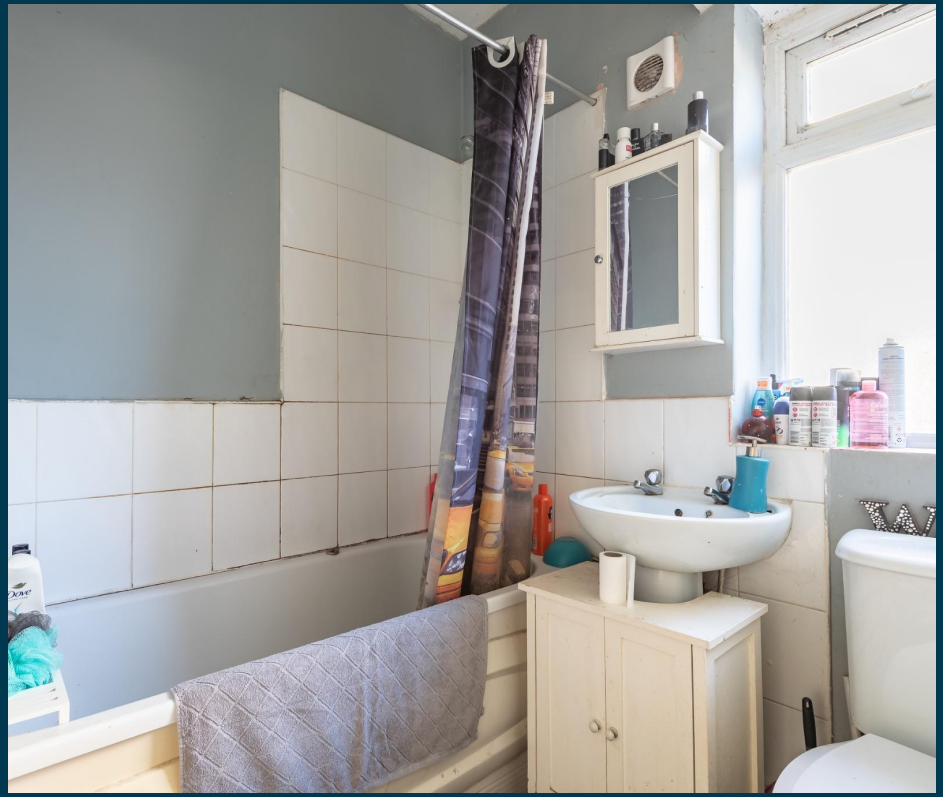
Bedrooms







Bathroom





Exterior







Initial Outlay



Outlay figures based on assumed cash purchase of 90,000.

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.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is £890

Returns Based on Rental Income	£550	£890
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£55.00	£89.00
Total Monthly Costs	£70.00	£104.00
Monthly Net Income	£480.00	£786.00
Annual Net Income	£5,760.00	£9,432.00
Net Return	6.03%	9.88%

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£7,652**
Net Return	**8.01%**

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 £120,000.



£120,000

3 bedroom terraced house for sale

+ Add to report

Endike Lane, Hull, East Riding of Yorkshire, HU6 8TA

NO LONGER ADVERTISED

Marketed from 18 Dec 2024 to 10 Nov 2025 (326 days) by Beercocks, Newland Avenue, Hull



£100,000

3 bedroom semi-detached house for sale

+ Add to report

Brockenhurst Avenue, Cottingham, HU16 4PD

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Sep 2023 to 1 Feb 2024 (146 days) by Beercocks, Cottingham

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

3 bedroom semi-detached house

+ Add to report

Golf Links Road, Hull

NO LONGER ADVERTISED

Marketed from 30 May 2025 to 28 Jul 2025 (58 days) by Symonds & Greenham, Hull



£900 pcm

3 bedroom terraced house

+ Add to report

Hainsworth Park, Hull, East Riding Yorkshire, HU6

NO LONGER ADVERTISED LET AGREED

Marketed from 12 Jul 2024 to 5 Sep 2024 (54 days) by Carter Jonas Lettings, York

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: **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.



Bainton Grove, Hull, HU6

PROPERTY ID: 229717984

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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