

LET PROPERTY PACK

INVESTMENT INFORMATION

The Queensway, Hull, HU6

227815228

 www.letproperty.co.uk





Property Description

Our latest listing is in The Queensway, Hull, HU6

Get instant cash flow of **£700** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£963** which would provide the investor a Gross Yield of **9.6%** 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...



The Queensway, Hull,
HU6

227815228



Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £700

Market Rent: £963

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 121,000.00

25% Deposit	£30,250.00
SDLT Charge	£6,050
Legal Fees	£1,000.00
Total Investment	£37,300.00

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 £700 per calendar month but the potential market rent is

£ 963

Returns Based on Rental Income	£700	£963
Mortgage Payments on £90,750.00 @ 5%	£378.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£70.00	£96.30
Total Monthly Costs	£463.13	£489.43
Monthly Net Income	£236.88	£473.58
Annual Net Income	£2,842.50	£5,682.90
Net Return	7.62%	15.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,756.90**
Adjusted To

Net Return **10.07%**

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

Annual Net Income **£3,867.90**
Adjusted To

Net Return **10.37%**

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 £125,000.



£125,000

2 bedroom semi-detached house for sale

+ Add to r

Downfield Avenue, Near Dunswell, Hull, East Yorkshire, HU6

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Nov 2019 to 14 May 2020 (185 days) by Beercocks, Newland Avenue, Hull



£120,000

2 bedroom semi-detached house for sale

+ Add to repc

Countess Close, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jul 2020 to 14 May 2021 (287 days) by Symonds & Greenham, Hull

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 pm based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

3 bedroom semi-detached house

103 Compass Road, HU6 7AW

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 14 Apr 2025 (23 days) by Ultralets, Beverley

+ Add to report



£950 pcm

3 bedroom detached house

Stanbury Road, Hull, East Yorkshire, HU6

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jan 2025 to 17 Feb 2025 (46 days) by Linley & Simpson, Hessle

+ Add to report

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: **4 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.



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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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