

LET PROPERTY PACK

INVESTMENT INFORMATION

Margaret Street, Ludworth,
Durham, DH6

225151365

 www.letproperty.co.uk





Property Description

Our latest listing is in Margaret Street, Ludworth, Durham, DH6

Get instant cash flow of **£475** per calendar month with a **10.0%** Gross Yield for investors.

This property has a potential to rent for **£702** which would provide the investor a Gross Yield of **14.8%** 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...



Margaret Street,
Ludworth, Durham, DH6

225151365



Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £475 PM

Market Rent: £702 PM

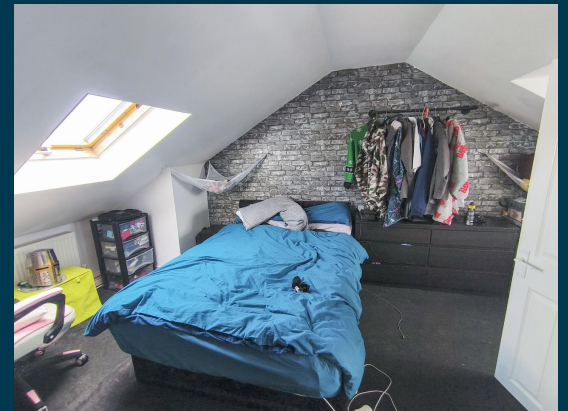
Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 57,000

SDLT Charge	£2,850
Legal Fees	£1,000
Total Investment	£60,850

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

£ 702

Returns Based on Rental Income	£475	£702
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£47.50	£70.20
Total Monthly Costs	£62.50	£85.20
Monthly Net Income	£412.50	£616.80
Annual Net Income	£4,950.00	£7,401.60
Net Return	8.13%	12.16%

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 **£5,998**
Adjusted To

Net Return **9.86%**

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 £100,000.



3 bedroom terraced house for sale

+ Add to

NORTH VIEW, LUDWORTH, Durham City : Villages East Of, DH6 1NF

NO LONGER ADVERTISED **UNDER OFFER**

Marketed from 20 Apr 2021 to 26 Oct 2021 (189 days) by Downen, Durham



3 bedroom terraced house for sale

+ Add to

Barnard Avenue, Ludworth, Durham, Durham, DH6 1LS

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Jul 2024 to 12 Dec 2024 (146 days) by Pattinson Estate Agents, Gilesgate

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

4 bedroom detached house

+ Add to report

Springfield Meadow, Ludworth, Durham

NO LONGER ADVERTISED

Marketed from 22 Aug 2025 to 22 Aug 2025 by Stuart Edwards, Durham



£575 pcm

3 bedroom semi-detached house

+ Add to report

Barnard Avenue, Ludworth, DH6

NO LONGER ADVERTISED

Marketed from 30 Dec 2025 to 24 Mar 2026 (83 days) by Rent UK Property, Lancashire

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.



 www.letproperty.co.uk

Margaret Street, Ludworth, Durham, DH6

PROPERTY ID: 12345678

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.

