

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Grantley Grove, Hull, HU9  
4RU

224721794

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





## Property Description

Our latest listing is in Grantley Grove, Hull, HU9 4RU

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£668** which would provide the investor a Gross Yield of **7.0%** 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...**



Grantley Grove, Hull, HU9  
4RU

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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £1**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £650**

**Market Rent: £668**

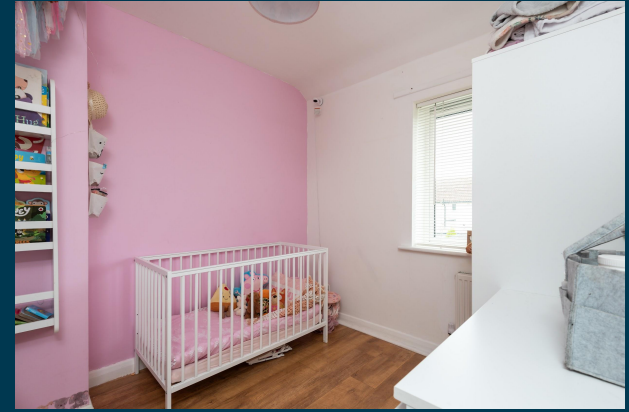
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 115,000

SDLT Charge	£5,750
Legal Fees	£1,000
Total Investment	£121,750

# Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 668



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



Returns Based on Rental Income	£650	£668
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£66.80
<b>Total Monthly Costs</b>	<b>£81.00</b>	<b>£82.80</b>
<b>Monthly Net Income</b>	<b>£569.00</b>	<b>£585.20</b>
<b>Annual Net Income</b>	<b>£6,828.00</b>	<b>£7,022.40</b>
<b>Net Return</b>	<b>5.61%</b>	<b>5.77%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,686**  
Adjusted To

Net Return                      **4.67%**

# 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

## 2 bedroom end of terrace house for sale

[+ Add to report](#)

Rolston Close, Hull, HU9

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 May 2025 to 29 Jul 2025 (59 days) by Wigwam, Hull



£110,000

## 2 bedroom semi-detached house for sale

[+ Add to report](#)

Hermes Close, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Dec 2025 to 20 Mar 2026 (98 days) by Leonards, Hull

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom semi-detached house

+ Add to report

Tanfield Grove, Hull, Yorkshire, HU9

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Oct 2024 to 23 Oct 2024 (11 days) by Infinite Property Ltd, Warrington



£695 pcm

## 2 bedroom semi-detached house

+ Add to report

Horbury Avenue, Hull

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 24 Oct 2024 (6 days) by Urban Property, Hull

# 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: **Moved in within the last 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.



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

Grantley Grove, Hull, HU9 4RU

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.



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