

LET PROPERTY PACK

INVESTMENT INFORMATION

Warmsworth Road,
Doncaster, DN4

203741422

 www.letproperty.co.uk





Property Description

Our latest listing is in Warmsworth Road, Doncaster, DN4

Get instant cash flow of **£600** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£955** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedrooms

2 bathrooms

Outside Storage Space

Spacious Lounge

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £955

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000

25% Deposit	£30,000.00
SDLT Charge	3600
Legal Fees	£1,000.00
Total Investment	£34,600.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 955

Returns Based on Rental Income	£600	£955
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£60.00	£95.50
Total Monthly Costs	£450.00	£485.50
Monthly Net Income	£150	£470
Annual Net Income	£1,800	£5,634
Net Return	5.20%	16.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,724**
Adjusted To

Net Return **10.76%**

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

Annual Net Income **£3,834**
Adjusted To

Net Return **11.08%**

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 £95,000.



£95,000

3 bedroom semi-detached house for sale

Warmsworth Road, Balby, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED SOLD STC

3D Virtual Tour Available | No Chain | Lounge Diner | Kitchen | Ground Floor Toilet | Utility Roo...

SOLD PRICE HISTORY



£80,000

3 bedroom end of terrace house for sale

Warmsworth Road, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED SOLD STC

7% Potential Yield | 3 Bedrooms | 2 Reception Rooms | Potential Off Rd Parking | Enclosed Garden...

SOLD PRICE HISTORY

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom end of terrace house

Warmsworth Road, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1724191

Marketed from 3 Jun 2023 to 16 Jun 2023 (12 days) by OpenRent, London



£606 pcm

1 bedroom flat

Warmsworth Road, Balby, Doncaster

+ Add to report

NO LONGER ADVERTISED

All Bills included! | Fitted Kitchen | Large Double Bedroom | Gas Central Heating | Large Garden ...

SOLD PRICE HISTORY

Current Tenant Profile



As this property is currently tenanted, 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?

Make an offer or
book a viewing

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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