

LET PROPERTY PACK

INVESTMENT INFORMATION

Houghton Road
Thurnscoe Rotherham S63
0NJ

209993845

 www.letproperty.co.uk





Property Description

Our latest listing is in Houghton Road
Thurnscoe Rotherham S63 0NJ L

Get instant cash flow of **£650** per calendar
month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£694**
which would provide the investor a Gross Yield
of **8.1%** if the rent was increased to market
rate.

**With great potential returns and located
within a prime rental location in Rotherham,
it will make for a reliable long term
investment for an investor.**

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



Houghton Road
Thurnscoe Rotherham
S63 0NJ L

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Property Key Features

2 Bedroom

1 Bathroom

Ensuite

Spacious Room

Factor Fees: TBC

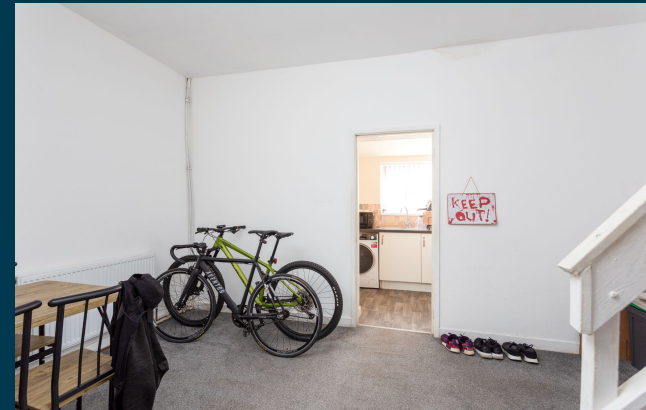
Ground Rent: TBC

Lease Length: TBC

Current Rent: £650

Market Rent: £694

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£3,090
Legal Fees	£1,000.00
Total Investment	£29,840.00

Projected Investment Return



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

£ 694

Returns Based on Rental Income	£650	£694
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£65.00	£69.40
Total Monthly Costs	£401.88	£406.28
Monthly Net Income	£248.13	£287.73
Annual Net Income	£2,977.50	£3,452.70
Net Return	9.98%	11.57%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,064.70**
Adjusted To

Net Return **6.92%**

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


Annual Net Income **£1,907.70**
Adjusted To

Net Return **6.39%**

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.



2 bedroom end of terrace house for sale [+ Add to report](#)

Togo Buildings, Thurnscoe, Rotherham

NO LONGER ADVERTISED **SOLD STC**

Marketed from 4 Aug 2022 to 1 Dec 2022 (118 days) by Beecroft Estates, Mexborough

£95,000


IDEAL INVESTMENT/FTB | TERRACE | TWO BEDROOMS | NO ONWARD CHAIN

Sold price history: [View](#)

24/01/2003	£29,000
14/06/2002	£24,000

EPC: [View](#)

(Approx.) Sqft: **678 sq ft** Price (£) per sqft: **£140.09**



2 bedroom end of terrace house for sale [+ Add to report](#)

The Crescent, Bolton upon Dearne, Rotherham, S63 8HH

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Apr 2022 to 29 Jul 2022 (90 days) by Hunters, Rotherham North


£95,000

TWO BEDROOM END TERRACE PROPERTY | NO UPWARD CHAIN | CORNER PLOT LOCATION | OFF ROAD PARKING | WE...

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**.



2 bedroom end of terrace house [+ Add to report](#)

Butterthwaite Crescent, S5

NO LONGER ADVERTISED

Marketed from 2 Sep 2024 to 3 Sep 2024 by United Homes Limited, Oughtibridge

TWO BED FAMILY HOME | SPACIOUS ROOMS THROUGHOUT | ENCLOSED FRONT AND LARGE REAR GARDEN | CLOSE TO...


£700 pcm

Sold price history: [View](#)

03/09/2013	£70,000
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EPC: [View](#)

(Approx.) Sqft: **635 sq ft** Price (£) per sqft: **£1.10**



2 bedroom end of terrace house [+ Add to report](#)


Firth Road, Wath upon Dearne, S63

NO LONGER ADVERTISED **LET AGREED**

Marketed from 18 Jun 2024 to 12 Jul 2024 (24 days) by Northwood, Doncaster

AVAILABLE IMMEDIATELY | FULLY RENOVATED TO A HIGH STANDARD THROUGHOUT! | ON STREET PARKING | KITCH...

£700 pcm



Sold price history: [View](#)

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**

 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.



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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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