

LET PROPERTY PACK

INVESTMENT INFORMATION

Third Avenue, Goole, DN14
6JF

211078817

 www.letproperty.co.uk





Property Description

Our latest listing is in Third Avenue, Goole, DN14 6JF

Get instant cash flow of **£600** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Third Avenue, Goole,
DN14 6JF

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £600

Market Rent: £700

Lounge



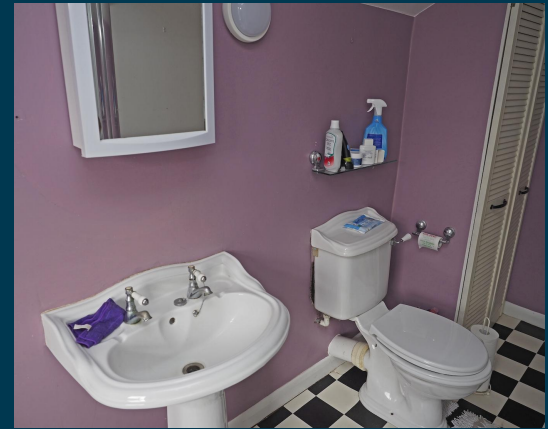
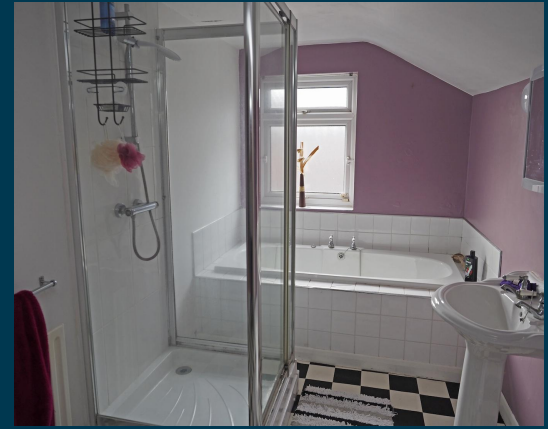
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £101,000.00 and borrowing of £75,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 101,000.00

25% Deposit	£25,250.00
SDLT Charge	£3,030
Legal Fees	£1,000.00
Total Investment	£29,280.00

Projected Investment Return



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

£ 700

Returns Based on Rental Income	£600	£700
Mortgage Payments on £75,750.00 @ 5%	£315.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£60.00	£70.00
Total Monthly Costs	£390.63	£400.63
Monthly Net Income	£209.38	£299.38
Annual Net Income	£2,512.50	£3,592.50
Net Return	8.58%	12.27%

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 **£2,192.50**
Adjusted To

Net Return **7.49%**

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


Annual Net Income **£2,077.50**
Adjusted To

Net Return **7.10%**

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 £97,000.



2 bedroom terraced house for sale [+ Add to report](#)


Third Avenue, Goole

NO LONGER ADVERTISED **SOLD STC**

Marketed from 2 Mar 2023 to 17 Apr 2023 (45 days) by Link Agency, covering East Yorkshire

Well maintained | Tidy throughout | Excellent long term tenant | Rent currently £475 pcm | Gas ce...

£97,000




2 bedroom terraced house for sale [+ Add to report](#)

Third Avenue, Goole, DN14 6

CURRENTLY ADVERTISED

Marketed from 24 May 2024 by Scoot, Goole

Ideal First Time Buyer Property | Edge of Goole Town Centre | Really Well Presented Throughout | ...

 Sold price history: [View](#)

£95,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom end of terrace house

+ Add to report

First Avenue, Goole

CURRENTLY ADVERTISED

LET AGREED

Marketed from 30 Sep 2024 by Screetons, Thorne

Two bedroom end terraced property | Gas central heating system | Double glazing | Open plan lounge...



£750 pcm

2 bedroom semi-detached house

+ Add to report

Marlborough Avenue, Goole

NO LONGER ADVERTISED

LET AGREED






Marketed from 21 Mar 2024 to 1 May 2024 (41 days) by Screetons, Thorne

Two bedroom new build semi detached house | Gas central heating system, Double glazing | Cloakroom...

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: **5 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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