

LET PROPERTY PACK

INVESTMENT INFORMATION

Skellow Road, Doncaster,
DN6

210952356

 www.letproperty.co.uk





Property Description

Our latest listing is in Skellow Road, Doncaster, DN6

Get instant cash flow of **£575** per calendar month with a **8.5%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **8.9%** 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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DN6

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Property Key Features

1 Bedroom

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

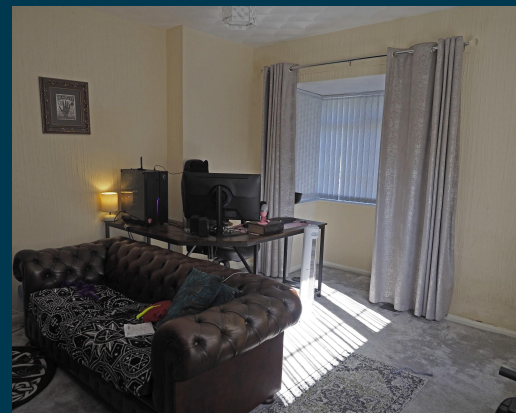
Ground Rent: TBC

Lease Length: 949 yrs

Current Rent: £575

Market Rent: £600

Lounge



Kitchen



Bedroom



Bathroom



Exterior





Figures based on assumed purchase price of £81,000.00 and borrowing of £60,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 81,000.00

25% Deposit	£20,250.00
SDLT Charge	£2,430
Legal Fees	£1,000.00
Total Investment	£23,680.00

Projected Investment Return



The monthly rent of this property is currently set at £575 per calendar month but the potential market rent is

£ 600

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.



Returns Based on Rental Income	£575	£600
Mortgage Payments on £60,750.00 @ 5%	£253.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£60.00
Total Monthly Costs	£325.63	£328.13
Monthly Net Income	£249.38	£271.88
Annual Net Income	£2,992.50	£3,262.50
Net Return	12.64%	13.78%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,062.50**
Adjusted To

Net Return **8.71%**

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

Annual Net Income **£2,047.50**
Adjusted To

Net Return **8.65%**

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 £70,000.



1 bedroom flat for sale [+ Add to report](#)

Skellow Road, Doncaster, DN6

NO LONGER ADVERTISED

Marketed from 26 Mar 2024 to 17 Jul 2024 (112 days) by Purplebricks, covering Doncaster

No Chain | Close To Local Amenities | Sought After Location | Ideal Investment Opportunity | Good...



1 bedroom flat for sale [+ Add to report](#)

Skellow Road, Doncaster, DN6

NO LONGER ADVERTISED

Marketed from 12 Nov 2023 to 31 Jan 2024 (79 days) by Strike, Yorkshire

no chain | close to local amenities | sought after location | ideal investment opportunity | rent...

 Floor plan: [View](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom flat

+ Add to report

Burgh House, Ings Lane, Skellow, Doncaster, UK, DN6

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Jul 2023 to 2 Nov 2023 (120 days) by Linley & Simpson, Wakefield



£650 pcm

2 bedroom flat

+ Add to report

Burgh House Ings Lane Doncaster

NO LONGER ADVERTISED

Marketed from 12 Jun 2024 to 15 Jun 2024 (2 days) by Moss Properties Doncaster, Doncaster


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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