

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Deepdale Street,  
Hetton-le-Hole, Houghton  
Le Spring, DH5 0DQ

211659179

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





## Property Description

Our latest listing is in Deepdale Street, Hetton-le-Hole, Houghton Le Spring, DH5 0DQ

Get instant cash flow of **£525** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£609** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

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

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



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Hetton-le-Hole,  
Houghton Le Spring, DH5  
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## Property Key Features

**3 bedroom**

**1 bathroom**

**Good Condition**

**Spacious Lounge**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: freehold**

**Current Rent: £525**

**Market Rent: £609**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Figures based on assumed purchase price of £75,000 and borrowing of £56,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 75,000.00

25% Deposit	£18,750.00
SDLT Charge	£2,250
Legal Fees	£1,000.00
Total Investment	£22,000.00

# Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 609



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	£525	£609
Mortgage Payments on £56,250.00 @ 5%	<b>£234.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£52.50</b>	<b>£60.90</b>
<b>Total Monthly Costs</b>	<b>£301.88</b>	<b>£310.28</b>
<b>Monthly Net Income</b>	<b>£223.13</b>	<b>£298.73</b>
<b>Annual Net Income</b>	<b>£2,677.50</b>	<b>£3,584.70</b>
<b>Net Return</b>	<b>12.17%</b>	<b>16.29%</b>



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,366.70**  
Adjusted To

Net Return                      **10.76%**

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

Annual Net Income      **£2,459.70**  
Adjusted To

Net Return                      **11.18%**

# 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 £155,000.



**3 bedroom semi-detached house for sale**  
Lambton Drive, Houghton Le Spring, DH5

+ Add to report

NO LONGER ADVERTISED

Extended corner plot | Freehold | Two garages | Front and rear gardens | Ground floor W/C | Moder...

SOLD PRICE HISTORY

23 Aug 1997	£42,000
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**2 bedroom semi-detached house for sale**  
Cragdale Gardens, Hetton-Le-Hole, Houghton Le Spring

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Impressive semi detached house | Contemporary kitchen and bathroom | Two spacious double bedrooms...

SOLD PRICE HISTORY

25 Aug 2022	£74,000
3 Aug 2012	£48,500

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

## 3 bedroom semi-detached house

+ Add to report

Coalbank Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0EG

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Feb 2024 to 8 Apr 2024 (43 days) by Pattinson Estate Agents, Houghton Le Spring

Available Immediately | Semi-Detached | Three Double Bedrooms | Off Road Parking | South/West Fac...



£650 pcm

## 3 bedroom terraced house

+ Add to report

Station Road, Hetton-le-Hole, Houghton Le Spring, Tyne and Wear, DH5 0AT

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Aug 2024 to 5 Oct 2024 (49 days) by Pattinson Estate Agents, Houghton Le Spring



# 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: **3 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?**

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.



**LETPROPERTY**