

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Taylor Street, Conisbrough,  
Doncaster, DN12 3EP

210668080

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





## Property Description

Our latest listing is in Taylor Street, Conisbrough, Doncaster, DN12 3EP

Get instant cash flow of **£550** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£755** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 bathroom**

**Three Piece Bathroom**

**Spacious Rooms**

**Factor Fees: N/A**

**Ground Rent: £0.00**

**Lease Length: FREEHOLD**

**Current Rent: £550**

**Market Rent: £755**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit	£28,750.00
SDLT Charge	£3,450
Legal Fees	£1,000.00
Total Investment	£33,200.00

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 755



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	£550	£755
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>N/A</b>	
Ground Rent	<b>£0.00</b>	
Letting Fees	<b>£55.00</b>	<b>£75.50</b>
<b>Total Monthly Costs</b>	<b>£429.38</b>	<b>£449.88</b>
<b>Monthly Net Income</b>	<b>£120.63</b>	<b>£305.13</b>
<b>Annual Net Income</b>	<b>£1,447.50</b>	<b>£3,661.50</b>
<b>Net Return</b>	<b>4.36%</b>	<b>11.03%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,151.50**  
Adjusted To

Net Return                      **6.48%**

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

Annual Net Income      **£1,936.50**  
Adjusted To

Net Return                      **5.83%**

# 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 £150,000.



## 2 bedroom terraced house for sale

+ Add to report

Willow Street, Conisbrough, Doncaster

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 1 Mar 2024 (10 days) by Merryweathers, Mexborough

£150,000



## 2 bedroom terraced house for sale

+ Add to report

Riverside Close, Doncaster, DN12

NO LONGER ADVERTISED

Marketed from 14 May 2023 to 12 Jun 2023 (29 days) by Strike, Yorkshire

£125,000

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

## 2 bedroom end of terrace house

+ Add to report

Riverside Close, Conisbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Aug 2024 to 10 Oct 2024 (40 days) by Portfield, Garrard & Wright, Tickhill



£650 pcm

## 2 bedroom terraced house

+ Add to report

New Hill, Conisbrough, Rotherham

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Aug 2023 to 20 Sep 2023 (46 days) by William H. Brown Lettings, Mexborough

# 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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