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## LET PROPERTY PACK

#### **INVESTMENT** INFORMATION

Taylor Street, Conisbrough, Doncaster, DN12 3EP

210668080

( www.letproperty.co.uk

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### **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...

#### **LETPR®PERTY**





Taylor Street, Conisbrough, Doncaster, DN12 3EP

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2 Bedrooms Factor 1 bathroom Ground Three Piece Bathroom Lease L

**Property Key Features** 

Spacious Rooms

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Factor Fees: N/A Ground Rent: £0.00 Lease Length: FREEHOLD Current Rent: £550 Market Rent: £755





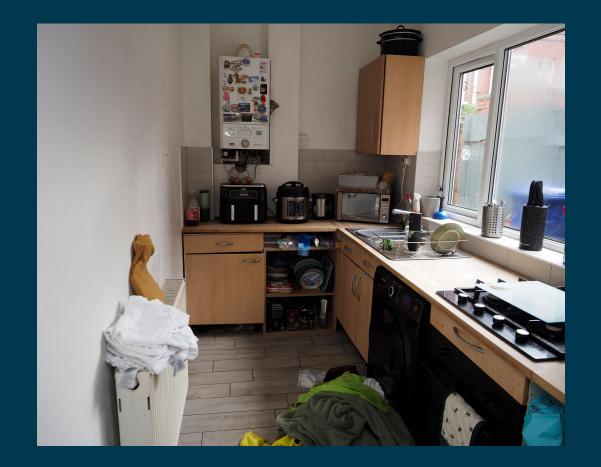
















### **Bedrooms**









## Bathroom

















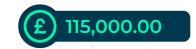






Figures based on assumed purchase price of £115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



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

### **Projected** Investment Return



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



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



#### Return Stress Test Analysis Report





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

Annual Net Income£2,151.50Adjusted To

Net Return 6.48%

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

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

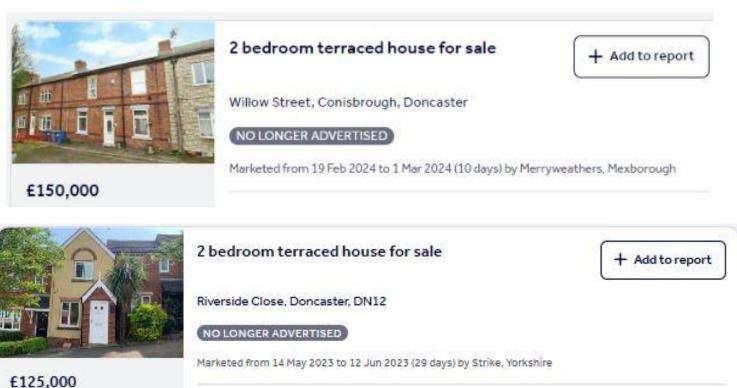
Net Return

**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.



#### **Rent Comparables Report**



+ Add to 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**.





£650 pcm

# 2 bedroom terraced house New Hill, Conisbrough, Rotherham NO LONGER ADVERTISED

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



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.





### Taylor Street, Conisbrough, Doncaster, DN12 3EP

210668080

## 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.

