

LET PROPERTY PACK

INVESTMENT INFORMATION

Harrowden Road,
Doncaster, DN2

210878036

 www.letproperty.co.uk





Property Description

Our latest listing is in Harrowden Road, Doncaster, DN2

This property has a potential to rent for **£803** which would provide the investor a Gross Yield of **4.8%** 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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Property Key Features

3 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: freehold

Current Rent: Vacant

Market Rent: £803

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £202,000.00 and borrowing of £151,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 202,000.00

25% Deposit	£50,500.00
SDLT Charge	£6,060
Legal Fees	£1,000.00
Total Investment	£57,560.00

Projected Investment Return



The potential market rent for this property is currently set at

£ 803

Returns Based on Rental Income	£803
Mortgage Payments on £151,500.00 @ 5%	£631.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£80.30
Total Monthly Costs	£726.55
Monthly Net Income	£76.45
Annual Net Income	£917.40
Net Return	1.59%

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 Adjusted To **-£688.60**

Net Return **-1.20%**

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

Annual Net Income Adjusted To **-£2,112.60**

Net Return **-3.67%**

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 £250,000.



£250,000

4 bedroom semi-detached house for sale

+ Add to report

Harrowden Road, Wheatley, Doncaster, DN2

NO LONGER ADVERTISED

SOLD STC

Marketed from 16 May 2024 to 27 Sep 2024 (134 days) by Reeds Rains, Doncaster



£180,000

3 bedroom semi-detached house for sale

+ Add to report

Harrowden Road, Wheatley, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Mar 2024 to 18 Oct 2024 (221 days) by Robinson Hornsby, Tickhill

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom semi-detached house

+ Add to report

Harrowden Road, Doncaster, DN2

CURRENTLY ADVERTISED

Marketed from 7 Dec 2024 by 3Keys Property, Doncaster



£875 pcm

3 bedroom house

+ Add to report

Harrowden Road, Doncaster

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Oct 2024 to 12 Nov 2024 (20 days) by Eadon Lockwood & Riddle, Sheffield

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: **NA**
-  Current term of tenancy: **NA**
-  Standard Tenancy Agreement In Place: **NA**
-  Payment history: **NA**
-  Fully compliant tenancy: **NA**
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.



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