

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Rose Avenue, Doncaster,  
DN4

219546145

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





## Property Description

Our latest listing is in Rose Avenue, Doncaster, DN4

Get instant cash flow of **£515** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£713** which would provide the investor a Gross Yield of **8.3%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



LET PROPERTY



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## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £515

Market Rent: £713

# Lounge



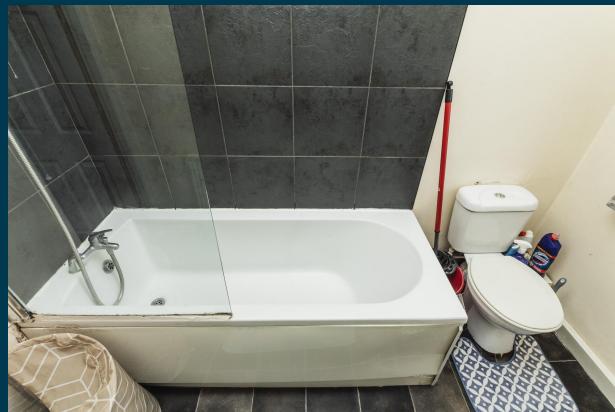
# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

# Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £515 per calendar month but the potential market rent is

£ 713

Returns Based on Rental Income	£515	£713
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£51.50	£71.30
Total Monthly Costs	£388.38	£408.18
Monthly Net Income	£126.63	£304.83
Annual Net Income	£1,519.50	£3,657.90
Net Return	4.76%	11.47%

# Return Stress Test Analysis Report



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

Annual Net Income **£2,231.90**  
Adjusted To

Net Return **7.00%**

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

Annual Net Income **£2,112.90**  
Adjusted To

Net Return **6.62%**

# 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 £85,000.



£85,000

## 2 bedroom terraced house for sale

Rose Avenue, Doncaster, DN4

+ Add to report

CURRENTLY ADVERTISED

Marketed from 2 Jun 2025 by Let Property Sales & Management, Glasgow



£55,000

## 2 bedroom terraced house for sale

11 Rose Avenue, Doncaster, South Yorkshire, DN4 8BH

+ Add to report

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 17 Jul 2024 (11 days) by Pugh and Company, Manchester

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

2 bedroom terraced house

St. Johns Road, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED

Marketed from 7 Jun 2025 to 30 Jun 2025 (22 days) by OpenRent, London



£850 pcm

2 bedroom terraced house

Carr Hill Court, Doncaster, DN4

+ Add to report

NO LONGER ADVERTISED LET AGREED

Marketed from 21 May 2025 to 7 Jul 2025 (47 days) by Linley & Simpson, Wakefield

# 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.



**LET PROPERTY**