

LET PROPERTY PACK

INVESTMENT INFORMATION

Estcourt Villas, Estcourt St,
Hull HU9

220029843

 www.letproperty.co.uk





Property Description

Our latest listing is in Estcourt Villas, Estcourt St, Hull HU9

Get instant cash flow of **£595** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£725** which would provide the investor a Gross Yield of **6.7%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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...



Estcourt Villas, Estcourt
St, Hull HU9

220029843



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Patio and Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £595

Market Rent: £725

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 725

Returns Based on Rental Income	£595	£725
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£59.50	£72.50
Total Monthly Costs	£480.75	£493.75
Monthly Net Income	£114.25	£231.25
Annual Net Income	£1,371.00	£2,775.00
Net Return	3.42%	6.92%

Our industry leading letting agency **Let Property Management** 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 **£1,325.00**
Adjusted To

Net Return **3.30%**

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

Annual Net Income **£825.00**
Adjusted To

Net Return **2.06%**

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 £135,000.



£135,000

2 bedroom terraced house for sale

+ Add to report

Staxton Court, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Mar 2023 to 18 Aug 2023 (160 days) by William H. Brown, Hull Holderness Road



£100,000

2 bedroom terraced house for sale

+ Add to report

Rensburg Street, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Oct 2024 to 11 Apr 2025 (189 days) by William H. Brown, Hull Holderness Road

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom terraced house

Steynburg Street, Hull, Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 18 Aug 2025 to 10 Sep 2025 (22 days) by HPC, Hull

+ Add to report



£550 pcm

2 bedroom terraced house

Avon Vale, HU9

CURRENTLY ADVERTISED

Marketed from 10 Sep 2025 by Homelink Ltd, Cottingham

+ Add to report

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: **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.

