

## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

North Road, Darlington, DL1

221872563











#### **Property Description**

Our latest listing is in North Road, Darlington, DL1

Get instant cash flow of £2,400 per calendar month with a 20.9% Gross Yield for investors.

This property has a potential to rent for £2,600 which would provide the investor a Gross Yield of 22.6% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





North Road, Darlington, DL1



3 bedrooms

3 bathrooms

Private indoor space

Versatile living areas

**Factor Fees: TBC** 

**Ground Rent: TBC** 

Lease Length: TBC

Current Rent: £2,400

Market Rent: £2,600

## Lounge









## Kitchen





#### **Bedrooms**









## Bathroom









#### **Exterior**









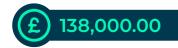
#### **Initial Outlay**





Figures based on assumed purchase price of 138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£34,500.00** 

SDLT Charge £7,160

Legal Fees £1,000.00

Total Investment £42,660.00

#### **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 £2,400 per calendar month but the potential market rent is



Returns Based on Rental Income	£2,400	£2,600
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£240.00	£260.00
Total Monthly Costs	£686.25	£706.25
Monthly Net Income	£1,713.75	£1,893.75
Annual Net Income	£20,565.00	£22,725.00
Net Return	<b>48.21</b> %	<b>53.27</b> %

#### Return Stress Test Analysis Report





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

Annual Net Income

£17,525.00

Adjusted To

Net Return

41.08%

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

Annual Net Income

£20,655.00

Adjusted To

Net Return

48.42%

#### 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 £130,000.



£130,000

3 bedroom flat for sale

Borough Road, Darlington, Durham, DL1

NO LONGER ADVERTISED

Marketed from 19 Aug 2025 to 25 Sep 2025 (37 days) by Your Move, Darlington



£120,000

3 bedroom apartment for sale

Eastmount Road, Darlington

CURRENTLY ADVERTISED

Marketed from 27 Aug 2025 by Venture Properties, Darlington

Two Solf Contained Apartments | Haughton Area of Darlington | Close to Town Contro | Ideal Invest

+ Add to report

+ Add to report

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,574 based on the analysis carried out by our letting team at Let Property Management.



3 bedroom apartment

+ Add to report

+ Add to report

Elvet Bridge, Durham City

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Oct 2024 to 3 Jan 2025 (86 days) by Stuart Edwards, Durham





NO LONGER ADVERTISED

3 bedroom flat

Illingworth Grove, Durham, County Durham, DH1

LET AGREED

Marketed from 20 Aug 2024 to 7 Mar 2025 (198 days) by J W Wood, Durham City

£2,500 pcm

#### **Current Tenant Profile**



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: **Moved in** within 2 years



Standard Tenancy Agreement In Place: **Yes** 



Payment history: On time for the 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



North Road, Darlington, DL1



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.