

LET PROPERTY PACK

INVESTMENT INFORMATION

Summergangs Road, Hull,
HU8 8JX

221734478

 www.letproperty.co.uk





Property Description

Our latest listing is in Summergangs Road, Hull, HU8 8JX

Get instant cash flow of **£725** per calendar month with a **6.57%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **9.06%** if the rent was increased to market rate.

With tenants 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...



Summergangs Road,
Hull, HU8 8JX

221734478



Property Key Features

3 Bedrooms

1 Bathroom

On-Street Parking

Private Rear Garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £725

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £152,000.00 and borrowing of £114,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 152,000.00

25% Deposit	£38,000.00
SDLT Charge	£8,140
Legal Fees	£1,000.00
Total Investment	£47,140.00

Projected Investment Return



The monthly rent of this property is currently set at £725 per calendar month but the potential market rent is

£1,000

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



Returns Based on Rental Income	£725	£1,000
Mortgage Payments on £114,000.00 @ 5%	£475.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£72.50	£100.00
Total Monthly Costs	£562.50	£590.00
Monthly Net Income	£162.50	£410.00
Annual Net Income	£1,950.00	£4,920.00
Net Return	4.14%	10.44%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,920.00**
Adjusted To

Net Return **6.19%**

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

Annual Net Income **£2,640.00**
Adjusted To

Net Return **5.60%**

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 £165,000.



£165,000

3 bedroom end of terrace house for sale

+ Add to report

Westcott Street, Hull

NO LONGER ADVERTISED

Marketed from 4 Oct 2024 to 16 Oct 2024 (12 days) by Whitakers, Hull East

Three bedroom end terrace house | Freehold tenureship | Council Tax band - A | EPC rating - D | P...



£160,000

3 bedroom end of terrace house for sale

+ Add to report

Holm Garth Drive, Hull, HU8

NO LONGER ADVERTISED

Marketed from 24 Jul 2025 to 7 Aug 2025 (13 days) by Zest, Hull

Positioned on a Generous Plot | Downstairs Cloakroom/WC | A Lovely Lounge With Log Burner | Lovel...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom end of terrace house

Lamorna Avenue, Hull, Yorkshire, HU8

NO LONGER ADVERTISED

Marketed from 1 May 2025 to 9 Jun 2025 (38 days) by Zest, Hull

Available Immediately | Plenty Of Parking | Downstairs Cloakroom/WC | Contemporary Bathroom | A M...

+ Add to report



£1,095 pcm

3 bedroom end of terrace house

Halecroft Park, Kingswood, Hull, HU7

NO LONGER ADVERTISED

Marketed from 2 Jun 2025 to 4 Jun 2025 (2 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2488846

+ Add to report

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: **3 years**



Standard Tenancy Agreement In Place: **Yes**



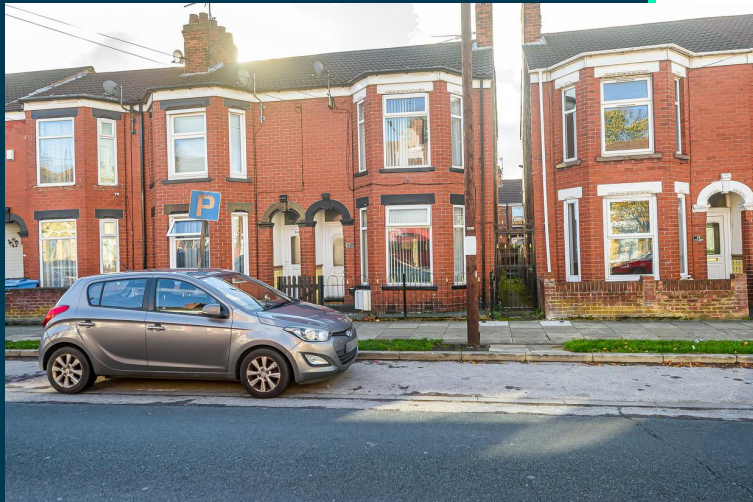
Payment history: **On time for length of tenancy**



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.



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