

LET PROPERTY PACK

INVESTMENT INFORMATION

Carnforth Crescent, DN34

221826420

 www.letproperty.co.uk





Property Description

Our latest listing is in Carnforth Crescent, DN34

Get instant cash flow of **£725** per calendar month with a **8.4%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **8.7%** 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...



Carnforth Crescent, DN34

221826420



Property Key Features

3 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £725

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

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 £725 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£725	£750
Mortgage Payments on £78,000.00 @ 5%	£325.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£72.50	£75.00
Total Monthly Costs	£412.50	£415.00
Monthly Net Income	£312.50	£335.00
Annual Net Income	£3,750.00	£4,020.00
Net Return	11.65%	12.48%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,520.00**
Adjusted To

Net Return **7.83%**

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

Annual Net Income **£2,460.00**
Adjusted To

Net Return **7.64%**

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 £110,000.



£110,000

3 bedroom terraced house for sale

+ Add to report

Carnforth Crescent, Grimsby, Lincolnshire, DN34

CURRENTLY ADVERTISED

Marketed from 6 Oct 2025 by Jackson Green and Preston, Grimsby

3-bedroom mid-terrace home | Convenient Residential Position | Offered with no onward chain | Spa



£110,000

3 bedroom terraced house for sale

+ Add to report

Willoughby Grove, Grimsby

CURRENTLY ADVERTISED

Marketed from 16 Oct 2025 by METEOR HOMES, Grimsby

Meteor Homes are delighted to bring to market this spacious terraced home located at the foot of

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom house

Castleford Avenue, GRIMSBY

NO LONGER ADVERTISED

Marketed from 31 Jul 2025 to 13 Aug 2025 (13 days) by William H. Brown Lettings, Scunthorpe

Gas Central Heating | Double Glazed | Off Road Parking | Newly fitted kitchen with appliances | N...

+ Add to report



£775 pcm

3 bedroom terraced house

Willoughby Grove, Grimsby, DN34

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2025 to 2 Oct 2025 (40 days) by Lovelle Estate Agency, Grimsby

+ 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within 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.



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