

LET PROPERTY PACK

INVESTMENT INFORMATION

Avenue Road, Doncaster,
DN6

220442499

 www.letproperty.co.uk





Property Description

Our latest listing is in Avenue Road, Doncaster, DN6

Get instant cash flow of **£500** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£691** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a tenant 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...



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DN6

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Property Key Features

3 Bedrooms

1 Bathroom

Stylish and Versatile Lounge

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £691

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

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 £500 per calendar month but the potential market rent is

£ 691

Returns Based on Rental Income	£500	£691
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£69.10
Total Monthly Costs	£371.25	£390.35
Monthly Net Income	£128.75	£300.65
Annual Net Income	£1,545.00	£3,607.80
Net Return	5.08%	11.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,225.80**
Adjusted To

Net Return **7.32%**

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

Annual Net Income **£2,137.80**
Adjusted To

Net Return **7.03%**

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 £150,000.



£150,000

3 bedroom end of terrace house for sale

Instone Terrace, Askern, Doncaster

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2025 to 31 Oct 2025 (170 days) by William H. Brown, Doncaster



£130,000

3 bedroom end of terrace house for sale

Sutton Road, Askern

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Jul 2025 by Martin & Co, Doncaster



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 terraced house

Doncaster Road , Askern , Doncaster

NO LONGER ADVERTISED

Marketed from 20 Nov 2024 to 6 Jan 2025 (47 days) by Welcome Homes, Doncaster



£825 pcm

3 bedroom terraced house

Doncaster Road, Askern, Doncaster, DN6

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Jan 2025 to 24 Jan 2025 (17 days) by Northwood, Doncaster



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
within the last 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.



LETPROPERTY