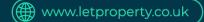


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Whimbrel Avenue, Hornsea, HU18

222710187











### **Property Description**

Our latest listing is in Whimbrel Avenue, Hornsea, HU18

Get instant cash flow of £950 per calendar month with a 6.0% Gross Yield for investors.

This property has a potential to rent for £1,150 which would provide the investor a Gross Yield of 7.3% if the rent was increased to market rate.

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







Whimbrel Avenue, Hornsea, HU18



5 bedroom

3 bathroom

**Spacious Room** 

**Well Maintained Property** 

Factor Fees: £0

**Ground Rent: Freehold** 

**Lease Length: Freehold** 

**Current Rent: £950** 

Market Rent: £1,150

222710187

# Lounge









# Kitchen



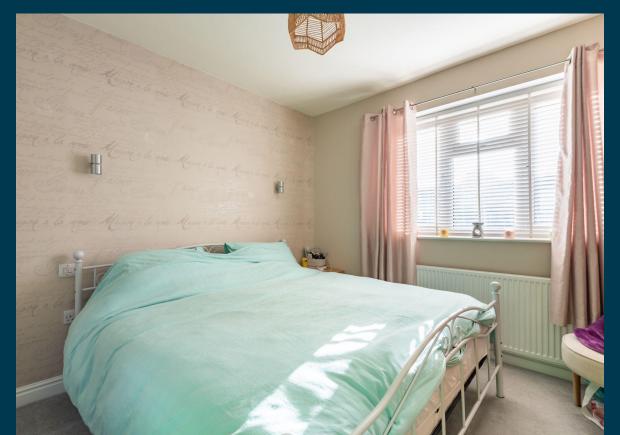






# Bedrooms









# Bathroom









# **Exterior**









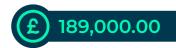
## **Initial Outlay**





Figures based on assumed purchase price of £189,000.00 and borrowing of £141,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£47,250.00** 

SDLT Charge £10,730

Legal Fees £1,000.00

Total Investment £58,980.00

#### **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 £950 per calendar month but the potential market rent is



Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £141,750.00 @ 5%	£590.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£700.63	£720.63
Monthly Net Income	£249.38	£429.38
Annual Net Income	£2,992.50	£5,152.50
Net Return	5.07%	8.74%

## Return Stress Test Analysis Report





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

Annual Net Income

£2,852.50

Adjusted To

Net Return

4.84%

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

Annual Net Income

£2,317.50

Adjusted To

Net Return

**3.93**%

#### 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 £175,000.



3 bedroom end of terrace house for sale

+ Add to report

Burton Lane, Hornsea

NO LONGER ADVERTISED

Marketed from 28 Aug 2025 to 12 Sep 2025 (14 days) by Quick & Clarke, Hornsea

£175,000



3 bedroom terraced house for sale

+ Add to report

Stanley Avenue, Hornsea

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Jun 2025 by Our House Estate Agents, Hornsea

£169,950

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property**Management.



5 bedroom detached house

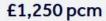
+ Add to report

, Atwick, Driffield

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jun 2023 to 18 Sep 2023 (107 days) by Cundalls, Malton





NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Aug 2025 to 4 Sep 2025 (26 days) by Ultralets, Beverley

Cliff Road, Hornsea, East Riding Of Yorkshire, HU18

5 bedroom terraced house

+ Add to report

£1,100 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: 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Whimbrel Avenue, Hornsea, HU18



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.