

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Attringham Park, Hull, HU7

222670559

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Attringham Park, Hull, HU7

Get instant cash flow of **£695** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **5.7%** 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...



Attringham Park, Hull,  
HU7

222670559



## Property Key Features

3 Bedrooms

2 Bathroom

Stylish and Versatile Lounge

Modern Kitchen with Dining Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £695

Market Rent: £778



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £163,000.00 and borrowing of £122,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 163,000.00

25% Deposit	£40,750.00
SDLT Charge	£8,910
Legal Fees	£1,000.00
Total Investment	£50,660.00

# 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 £695 per calendar month but the potential market rent is

£ 778

Returns Based on Rental Income	£695	£778
Mortgage Payments on £122,250.00 @ 5%	£509.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£69.50	£77.80
Total Monthly Costs	£593.88	£602.18
Monthly Net Income	£101.13	£175.83
Annual Net Income	£1,213.50	£2,109.90
Net Return	2.40%	4.16%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£553.90**  
Adjusted To

Net Return                      **1.09%**

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

Annual Net Income      **-£335.10**  
Adjusted To

Net Return                      **-0.66%**

# 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 £225,000.



£225,000

## 3 bedroom terraced house for sale

Shinewater Park, Kingswood, Hull

CURRENTLY ADVERTISED

Marketed from 3 Nov 2025 by Whitakers, Sutton-on-Hull

+ Add



£215,000

## 3 bedroom terraced house for sale

Halecroft Park, Kingswood, Hull, East Riding of Yorkshire, HU7 3GQ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Sep 2025 by eXp UK, Yorkshire and The Humber

+ Add

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,095 based on the analysis carried out by our letting team at **Let Property Management**.



£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



£975 pcm

3 bedroom house



Hall Leys Park, Kingswood

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2024 to 10 Dec 2024 (47 days) by Quick & Clarke, Beverley



# 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: **6 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.



**LETPROPERTY**