

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirk Street, Doncaster, DN4

223247826











Property Description

Our latest listing is in Kirk Street, Doncaster, DN4

Get instant cash flow of £700 per calendar month with a 8.8% Gross Yield for investors.

This property has a potential to rent for £855 which would provide the investor a Gross Yield of 10.8% 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...







Kirk Street, Doncaster, DN4



3 Bedrooms

1 Bathroom

Open-Plan Lounge and Dining Space

Well-Equipped Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £855

223247826

Lounge









Kitchen









Bedrooms



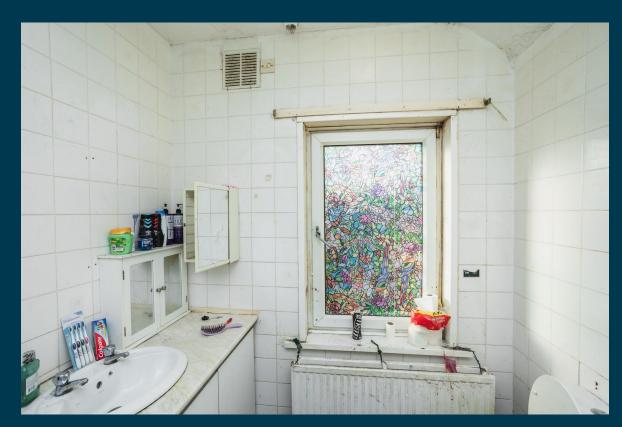






Bathroom









Exterior









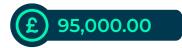
Initial Outlay





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,750.00**

SDLT Charge £4,750

Legal Fees £1,000.00

Total Investment £29,500.00

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 £700 per calendar month but the potential market rent is



Returns Based on Rental Income	£700	£855
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£85.50
Total Monthly Costs	£381.88	£397.38
Monthly Net Income	£318.13	£457.63
Annual Net Income	£3,817.50	£5,491.50
Net Return	12.94%	18.62%

Return Stress Test Analysis Report





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

Annual Net Income

£3,781.50

Adjusted To

Net Return

12.82%

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

Annual Net Income

£4,066.50

Adjusted To

Net Return

13.78%

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 £190,000.



3 bedroom end of terrace house for sale



Shadyside, Hexthorpe, Doncaster

CURRENTLY ADVERTISED

Marketed from 6 Nov 2025 by William H. Brown, Doncaster



£160,000



3 bedroom terraced house for sale

Littlemoor Lane, Balby, Doncaster

CURRENTLY ADVERTISED

Marketed from 11 Aug 2025 by William H. Brown, Doncaster

SOLD STC



Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,060 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom terraced house

+ ,

Buckleigh Crescent, Doncaster, DN4

CURRENTLY ADVERTISED

Marketed from 1 Dec 2025 by Simple Life, Simple Life

£1,060 pcm

£1,050 pcm



3 bedroom terraced house

Dunford Drive, Doncaster, DN4

CURRENTLY ADVERTISED

Marketed from 26 Sep 2025 by Simple Life, Simple Life

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.





Interested in this property investment?

Call us on **0141 478 0985**



Kirk Street, Doncaster, DN4



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.