

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Kirk Street, Doncaster,  
DN4

223247826

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





## 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

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## Property Key Features

**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**



# Lounge



# Kitchen





# Bedrooms



# Bathroom





# Exterior







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

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 855

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%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.





# 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.



£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

SOLD STC

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



# 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**.



£1,060 pcm

## 3 bedroom terraced house

Buckleigh Crescent, Doncaster, DN4

CURRENTLY ADVERTISED

Marketed from 1 Dec 2025 by Simple Life, Simple Life



£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.





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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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