

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Victoria Road, Doncaster,  
DN12

223247814

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





## Property Description

Our latest listing is in Victoria Road, Doncaster, DN12

Get instant cash flow of **£750** per calendar month with a **10.5%** Gross Yield for investors.

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



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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Appointed Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £750**

# Lounge





# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

# Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



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



Returns Based on Rental Income	£750
Mortgage Payments on £64,500.00 @ 5%	£268.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£75.00
Total Monthly Costs	£358.75
Monthly Net Income	£391.25
Annual Net Income	£4,695.00
Net Return	17.52%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,195.00**  
Adjusted To

Net Return                      **11.92%**

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

Annual Net Income      **£3,405.00**  
Adjusted To

Net Return                      **12.71%**



# 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**



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.



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