

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Hall Leys Park, Kingswood,  
HU7

222746110

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





## Property Description

Our latest listing is in Hall Leys Park, Kingswood, HU7

Get instant cash flow of **£675** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£741** which would provide the investor a Gross Yield of **6.3%** 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...



Hall Leys Park,  
Kingswood, HU7

222746110



## Property Key Features

**2 Bedrooms**

**2 Bathroom**

**Welcoming Lounge**

**Modern Kitchen with Dining Space**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £675**

**Market Rent: £741**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £142,000.00 and borrowing of £106,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 142,000.00

25% Deposit	£35,500.00
SDLT Charge	£7,440
Legal Fees	£1,000.00
Total Investment	£43,940.00

# 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 £675 per calendar month but the potential market rent is



Returns Based on Rental Income	£675	£741
Mortgage Payments on £106,500.00 @ 5%	£443.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£67.50	£74.10
Total Monthly Costs	£526.25	£532.85
Monthly Net Income	£148.75	£208.15
Annual Net Income	£1,785.00	£2,497.80
Net Return	4.06%	5.68%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,015.80**  
Adjusted To

Net Return                      **2.31%**

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

Annual Net Income      **£367.80**  
Adjusted To

Net Return                      **0.84%**

# 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 £155,000.



£155,000

## 2 bedroom end of terrace house for sale

+ A

Markeaton Park, Kingswood, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Aug 2025 to 24 Sep 2025 (43 days) by Symonds & Greenham, Hull



£150,000

## 2 bedroom end of terrace house for sale

+

Village Green Way, Kingswood, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 1 Jan 2025 to 31 Mar 2025 (89 days) by Symonds & Greenham, Hull



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

2 bedroom house

School Lane, Kingswood, Hull

NO LONGER ADVERTISED

Marketed from 13 Nov 2024 to 6 Dec 2024 (23 days) by Urban Property, Hull



£1,100 pcm

2 bedroom house

School Lane, Kingswood, Hull

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Oct 2025 to 5 Dec 2025 (37 days) by Urban Property, Hull



# 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.



**LETPROPERTY**