



LET PROPERTY

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Didscourt, Hull, HU6

222861199

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





## Property Description

Our latest listing is in Didscourt, Hull, HU6

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **12.0%** if the rent was increased to market rate.

**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 bedroom**

**1 bathroom**

**Spacious Room**

**Good Condition**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £750**

# Lounge



# Kitchen



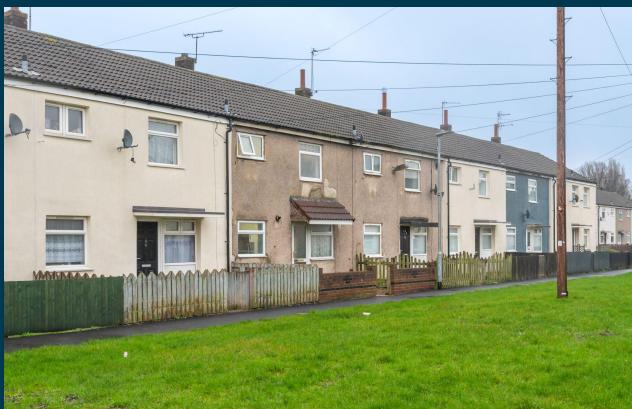
# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



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Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 149,000.00

25% Deposit	£37,250.00
SDLT Charge	£7,930
Legal Fees	£1,000.00
Total Investment	£46,180.00

# Projected Investment Return



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



<b>Returns Based on Rental Income</b>	<b>£750</b>
Mortgage Payments on £111,750.00 @ 5%	<b>£465.63</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£75.00</b>
<b>Total Monthly Costs</b>	<b>£555.63</b>
<b>Monthly Net Income</b>	<b>£194.38</b>
<b>Annual Net Income</b>	<b>£2,332.50</b>
<b>Net Return</b>	<b>5.05%</b>

# Return Stress Test Analysis Report



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

Annual Net Income **£832.50**  
Adjusted To

Net Return **1.80%**

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

Annual Net Income **£97.50**  
Adjusted To

Net Return **0.21%**

# 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 £165,000.



£165,000

## 3 bedroom terraced house for sale

[+ Add to report](#)

Keswick Gardens, Cottingham, East Riding of Yorkshire, HU6

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Sep 2024 to 7 Feb 2025 (145 days) by Lovelle Estate Agency, Cottingham



£152,995

## 3 bedroom terraced house for sale

[+ Add to report](#)

521 Endike Lane

CURRENTLY ADVERTISED

Marketed from 29 Jan 2026 by Neil Kaye Estate Agents, Hull

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



## 3 bedroom house

[+ Add to report](#)

Greenwood Avenue, Hull

**NO LONGER ADVERTISED**

Marketed from 12 Jan 2026 to 12 Jan 2026 by Urban Property, Hull

£850 pcm



## 3 bedroom end of terrace house

[+ Add to report](#)

Didscourt, Hull, HU6

**NO LONGER ADVERTISED**

Marketed from 5 Aug 2025 to 22 Aug 2025 (16 days) by OpenRent, London

£725 pcm

# 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: N/A**

**Standard Tenancy Agreement In Place: N/A**

**Fully compliant tenancy: N/A**

Fully compliant tenancy including EICR & Gas Safety in order

**Current term of tenancy: N/A**

**Payment history: N/A**

**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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