

LET PROPERTY PACK

INVESTMENT INFORMATION

Park Road, Doncaster, DN1
2QH

222634925

 www.letproperty.co.uk





Property Description

Our latest listing is in Park Road, Doncaster, DN1 2QH

Get instant cash flow of **£1,473** per calendar month with a **11.9%** Gross Yield for investors.

This property has a potential to rent for **£1,473.00** which would provide the investor a Gross Yield of **11.9%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Park Road, Doncaster,
DN1 2QH

222634925



Property Key Features

4 bedroom

1 bathroom

Spacious Rooms

Well Equipped Kitchens

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,473

Kitchen



Bedrooms



Bathroom



Exterior





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.



Returns Based on Rental Income	£1,473.00
Mortgage Payments on £111,750.00 @ 5%	£465.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£147.30
Total Monthly Costs	£627.93
Monthly Net Income	£845.08
Annual Net Income	£10,140.90
Net Return	21.96%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,194.90**
Adjusted To

Net Return **15.58%**

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

Annual Net Income **£7,905.90**
Adjusted To

Net Return **17.12%**

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 £150,000.



£150,000

4 bedroom house of multiple occupation for sale

+ Add to report

Market Road, Doncaster, South Yorkshire, DN1 1LW

NO LONGER ADVERTISED

Marketed from 2 Oct 2024 to 6 Jan 2026 (461 days) by Lester & Bingley, Mansfield



£149,995

5 bedroom end of terrace house for sale

+ Add to report

Broxholme Lane, Doncaster, DN1

CURRENTLY ADVERTISED

Marketed from 29 Jul 2025 by BRH, Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

4 bedroom town house

Sparrow Close, Lakeside, DN4

CURRENTLY ADVERTISED

Marketed from 6 Feb 2026 by Elite Property, Doncaster

+ Add to report



£1,595 pcm

4 bedroom detached house

Sandpiper Drive, Doncaster, South Yorkshire, DN4

NO LONGER ADVERTISED

Marketed from 4 Mar 2025 to 26 Mar 2025 (22 days) by Your Move, Doncaster

+ Add to report

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 in 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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