

LET PROPERTY PACK

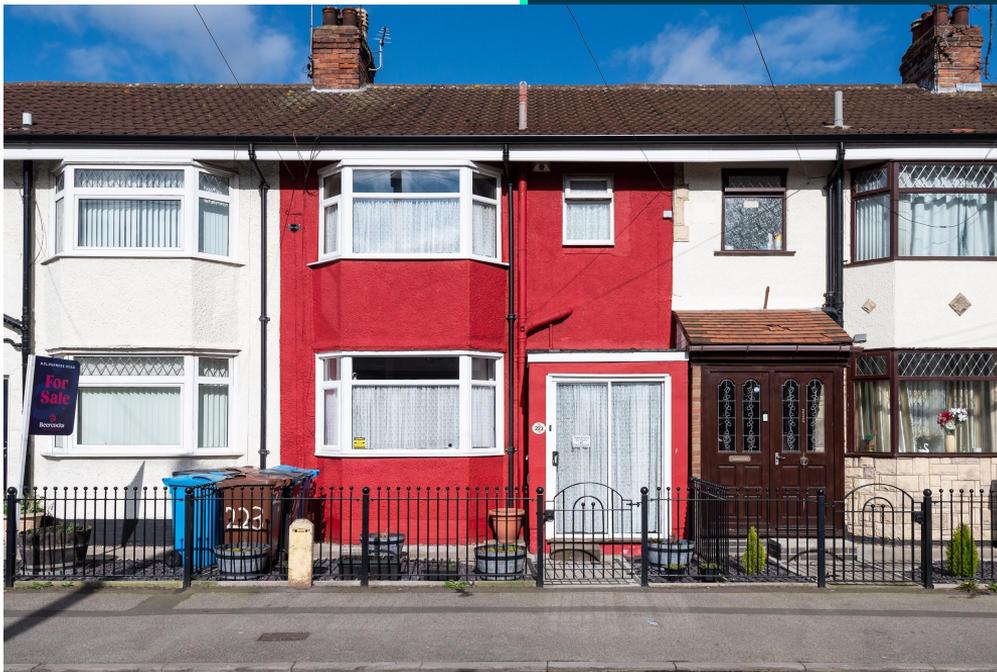
INVESTMENT INFORMATION

Rosmead Street, Hull, HU9

225075785

 www.letproperty.co.uk





Property Description

Our latest listing is in Rosmead Street, Hull, HU9

This property has a potential to rent for **£900** 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...



Rosmead Street, Hull,
HU9

225075785



Property Key Features

3 bedroom

1 bathroom

Spacious Room

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £900

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit	£31,250.00
SDLT Charge	£6,250
Legal Fees	£1,000.00
Total Investment	£38,500.00

Projected Investment Return



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



Returns Based on Rental Income	£900
Mortgage Payments on £93,750.00 @ 5%	£390.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£90.00
Total Monthly Costs	£495.63
Monthly Net Income	£404.38
Annual Net Income	£4,852.50
Net Return	12.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,052.50**
Adjusted To

Net Return **7.93%**

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

Annual Net Income **£2,977.50**
Adjusted To

Net Return **7.73%**

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

3 bedroom terraced house for sale

Rosmead Street, Hull, East Yorkshire, HU9

NO LONGER ADVERTISED

Marketed from 4 Sep 2025 to 19 Sep 2025 (14 days) by Reeds Rains, Hull

+ Add to



£139,995

3 bedroom terraced house for sale

Rosmead Street, Hull, Yorkshire, HU9

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Sep 2020 to 12 Mar 2021 (166 days) by Urban Property, Hull

+ Add to

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom semi-detached house

Watt Street, HU9 3BJ

NO LONGER ADVERTISED

Marketed from 10 Oct 2025 to 17 Oct 2025 (6 days) by Lime Property, Hull

+ Add to report



£900 pcm

3 bedroom semi-detached house

Kedrum Road, HULL

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Nov 2025 to 5 Jan 2026 (45 days) by William H. Brown Lettings, Hull (Holderness Road)

+ 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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Rosmead Street, Hull, HU9

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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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