

LET PROPERTY PACK

INVESTMENT INFORMATION

Kirkham Drive, Hull, HU5

228462624

 www.letproperty.co.uk





Property Description

Our latest listing is in Kirkham Drive, Hull, HU5

Get instant cash flow of **£850** per calendar month with a **4.7%** Gross Yield for investors.

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...



Kirkham Drive, Hull, HU5

228462624



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

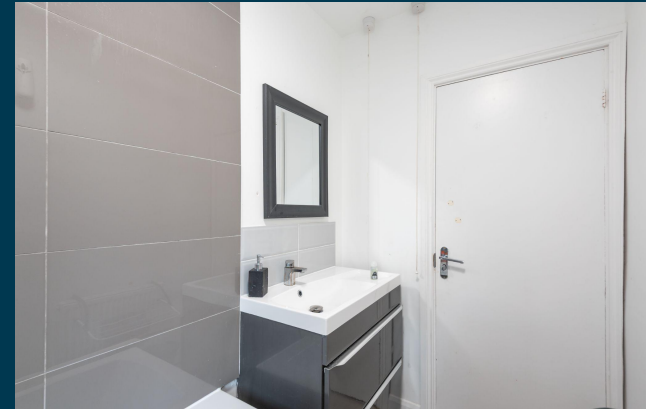
Lounge



Kitchen



Bathrooms



Bedrooms



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £218,500.

ASSUMED PURCHASE PRICE

£ 218,500

SDLT Charge £12,795

Legal Fees £1,000

Total Investment £232,295

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 £850 per calendar month

Returns Based on Rental Income	£850
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£100.00
Monthly Net Income	£750.00
Annual Net Income	£9,000.00
Net Return	3.87%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,300**
Adjusted To

Net Return **3.14%**

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 £200,000.



3 bedroom semi-detached house for sale

[+ Add to report](#)

Goddard Avenue, Hull HU5 2BX

NO LONGER ADVERTISED

SOLD STC

Marketed from 18 Oct 2023 to 25 Mar 2024 (158 days) by Beercocks, Newland Avenue, Hull

£200,000



3 bedroom semi-detached house for sale

[+ Add to report](#)

Goddard Avenue, Hull

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Apr 2025 to 30 Jul 2025 (118 days) by Symonds & Greenham, Hull

£195,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom semi-detached house

+ Add to report

48 Alderidge Avenue, Hull, HU5 4EQ

NO LONGER ADVERTISED

Marketed from 24 Apr 2025 to 12 May 2025 (17 days) by Maltings Property Management Ltd, Hull



£895 pcm

3 bedroom terraced house

+ Add to report

Sanderson Close, Hull

NO LONGER ADVERTISED

Marketed from 6 Mar 2026 to 23 Mar 2026 (16 days) by Symonds & Greenham, 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**



Current term of tenancy: **2 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



Kirkham Drive, Hull, HU5

PROPERTY ID: 228462624

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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