

# PROPERTY INFORMATION PACK

**£78,000**

**11% Rental Yield**

Darlington Road, Ferryhill, DL17 5JS

4 Bedroom, Freehold, Mid-Terrace Property

To speak to our property specialists call

**01483 663001**

Refurbished, Tenanted, High Yield

**Expected Cash Flow**

**£685.00pcm = £8,220pa**





## Property Key Features

- 4 Bedrooms
- 1 Bathroom
- Spacious living area
- Popular and sought after area
- Freehold property
- EPC rating D
- Redecorated throughout
- New kitchen and bathroom
- New flooring and carpet

## Investment Information

### Initial Outlay

Price	£78,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only')	£3,900
Solicitors (approx.)	£1,400
Selective License	£565

**Total Buy Cost: £83,865**

### Projected Return

Rental Income	£8,220
Management Fee	£986
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income: £6,920**

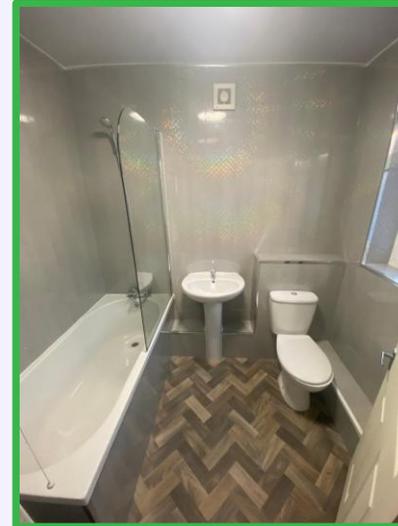
**Net Rental Yield: 8.3%**



## Projected 5 Year Return

Net Rental Income	£34,598
Property Price Increase (28%)	£21,840
<b>TOTAL</b>	<b>£56,438</b>
<b>ROI</b>	<b>67%</b>

Please note these photos are examples of how the property will look after refurbishment



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	77 C
39-54	E		
21-38	F		
1-20	G		

## Why Ferryhill?

Ferryhill is a good area for rental properties and first time buyers, it is a small town in South-Central County Durham, England, with a population of around 9,000. Ferryhill lies on the medieval Great North Road, which leads to Durham City Centre and Newcastle upon Tyne to the North and Darlington to the South. The town grew in the 1900's around the coal mining industry. The last mine in the area closed officially in 1968 and Ferryhill has since gone through recent regeneration from the Central Council, improving the local area with schemes including; demolishing old properties to create open green spaces and building new property. The area has also received eco funding through a Green Scheme, to improve EPC ratings by the use of Solid Wall Insulation for older properties.



There are many regular community events in Ferryhill, including, a weekly Friday market in the town centre, an Annual Summer Gala, Christmas markets, parading of miners banners, vintage car rallies, art and photography exhibitions along with many more. The local Mainsforth Sports Centre is an award winning sports complex.

Ferryhill Carrs is a designated local nature reserve on the eastern side of the town.

There are also two large Amazon Logistics Centres nearby in Darlington and Bowburn, which have created 1000's of new jobs in the area. There are also proposals to reopen Ferryhill railway station



# Why ReadyLet?

Over the past 20 years we have built up a network of trusted, knowledgeable, property professionals who have in-depth local knowledge in the North East to select the right properties for you. We have enormous experience as distance Landlords living in the South of England, while investing in the North East.

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 13% return to Landlords. We provide our investors with the best service and advice available, and help throughout the entire process.

Our properties have been carefully selected for their potential to generate high rental income, then are refurbished and tenanted at our own cost, providing investors with an effortless way to grow their wealth.

## What we offer...

- Tenanted, high-yield properties (up to 11% gross yields)
- Properties refurbished to Durham Decent Homes Standard, with all costs included in the price
- 6 month warranty on all refurbishment works
- No sourcing fees and no hidden charges – what you see is what you get
- Trusted Lettings Management – we will put you in contact with one of our local trusted management agents, ensuring rent collection and ongoing property management at competitive prices.
- Hands-free, end to end investment experience



## What our customers say...

SF

**Stephen Fish**

GB • 1 review

13 Mar 2025

★★★★★ ✓ Verified

### I think readylet has given me the...

I think readylet has given me the opportunity to acquire properties in the North East at an excellent price and the comfort of knowing they will be well managed as well

**Date of experience:** 13 March 2025

DP

**David Penman**

GB • 3 reviews

13 Mar 2025

★★★★★ ✓ Verified

### Satisfied investor

I have been an investor with ReadyLet for over five years. Gill, Keith and Kim give great personal service and are a pleasure to deal with. I am impressed particularly by the fact that they will always answer the phone, or call back, and always respond to emails promptly.

**Date of experience:** 13 March 2025

HA

**Hayley**

GB • 17 reviews

19 Dec 2024

★★★★★

### Investment Opportunity

We bought a property in 2022 but due to personal reasons have needed to sell and Readylet have made this a stress free process. When we purchased the property, a tenant had already been identified and so there was nothing for us to do and so a really 'hands off investment.

**Date of experience:** 19 December 2024

MP

**mustaq patel**

GB • 6 reviews

6 Mar 2025

★★★★★ ✓ Verified

### world class customer service ...

The Team at ready let are always there to help and assist whenever I have had problem or issue they have always been there to sort it out nothing is to much trouble because of this I have bought multiple property's from them

**Date of experience:** 06 March 2025



## Get in Contact

To arrange a call to discuss this property, or others we have available, email

[info@readylet.co.uk](mailto:info@readylet.co.uk)

with a time that suits you.

Alternatively call us directly on **01483 663001** to speak to our property specialists.

# We look forward to hearing from you.

Our office opening hours are Monday – Friday 9am – 5pm