



PROPERTY INFORMATION PACK

£62,000

10% Rental Yield

Davy Street, Ferryhill, DL17 8PN

2 Bedroom, Mid-Terrace, Freehold,
Tenanted, High Yield

**Expected Cash Flow
from £6,000pa to £6,300pa**

To speak to our property specialists call
01483 663001





Property Key Features

- 2 Bedrooms, 1 Bathroom
- EPC rating D (only 1 point off a C)
- Gas central heating
- Double glazing
- Enclosed rear courtyard

We will ensure that this property meets or exceeds the [Durham Decent Homes Standard](#) and current [Selective licensing conditions](#) (durham.gov.uk) and will provide a warranty to cover any snagging issues on these items free of charge within your first 6 months of ownership.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the pictures have been taken while the property is occupied but you will be buying it empty with a new tenant so none of the current furniture will be included.



Investment Information

Initial Outlay

Price	£62,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£3,100
Solicitors (approx.)	£1,400
Selective License	£565
Total Buy Cost:	£67,065

Projected Annual Return

Rental Income	£6,000
Management Fee	- £720
Insurance (approx.)	- £200
CP12 & Boiler Service (approx.)	- £114
Service Charge (freehold)	£0

Net Annual Income: £4,966

Net Rental Yield: 7.4%

Projected 5 year Return

Net Rental Income	£24,830
Property Price Increase (28%)	£17,360
TOTAL	£42,190

Return on Investment: 63%

Comparables



Sold 12 June 2025

£60,000

50 Davy Street, Ferryhill, DL17 8PN

£83,999

Sold: March 2026



12 Davy Street, Ferryhill, County Durham,
DL17 8PN

Sold 16 January 2025

£85,999

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47 Newton Street, Ferryhill, DL17 8PW



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?

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 11% return to Landlords.

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.

Our properties have been carefully selected for their potential to generate high rental income, then we take care of the refurbishment, find the tenants, and organise the ongoing management, providing property investors with an effortless way to grow their wealth.

We provide our buyers with the best service and advice available, and help throughout the entire process.

- Tenanted, high-yield properties (9-11% gross yields)
- Properties refurbished to Durham Decent Homes Standard with 6-month warranty on all refurbishment works
- Peace of mind with no surprises or 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...

“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 ...

★★★★★ by mustaq patel

Rated 4,6 / 5 | 137 reviews



“Excellent service from start to finish. ReadyLet is the way to go for hassle free investment ”

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews



“Great company, honest and upfront – Ive invested in 2 properties with Readylet, both purchases went through smoothly. Great company, honest and upfront, Kim and Gill and Glynn have all been great, all queries answered ...

★★★★★ by Stuart Ray

Rated 4.5 / 5 | 132 reviews



“Definitely Recommend! – Absolutely amazing team! They have helped me grow my portfolio seamlessly and couldn't do enough to assist me through every step. Would highly recommend Gill, Keith, Tessa, Kim, Jen and the whole of the ...

★★★★★ by R Chawda

Rated 4.4 / 5 | 129 reviews





Get in Contact

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

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