READY LET

PROPERTY INFORMATION PACK

Faraday Street, Ferryhill, DL17 8PD

9% Rental Yield

Purchase Price £62,000

+Additional Cost £9,000

Expected Cash Flow

£550.00pcm = £6,600pa

Refurbished, Tenanted, High Yield

To speak to our property specialists call

01483 663001

Investment Information
(based on a 6 year lease)

Property Key Features

- 2 Bedrooms, 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- EPC C
- Bathroom Redecoration
- 6 year lease with guaranteed rental income

Additional Costs Cover Compulsory Work for 6 year lease, which includes:

- Emergency lighting throughout
- Hardwired smoke detectors in all rooms
- Plug sockets at high levels
- Power in to attic space
- Heat detector in kitchen
- Fire-doors and fireproof architrave throughout
- Digital locks on all bedroom doors

Initial Outlay

Price	£59,000
Reservation Fee	£3,000
Additional Costs	£9,000
SDLT (5% for 'additional properties only)	£2,950
Solicitors (approx.)	£1,400
Selective License	£565
Total Buy Cost:	**£75,915**

Projected Return

Rental Income	£6,600
Management Fee	£792
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0
Net Annual Income:	**£5,494**
Net Rental Yield:	**7.2%**

Trustpilot

6 yr Lease with a Local Community Investment Company

Benefits of the 6 year lease

- 6 years Guaranteed Rent as per terms of the agreement
- Council tax and Gas / Electric paid throughout the period
- Property returned in same condition as given except fair wear and tear
- The lease is generally renewable at the end of the first term
- Tenants are well supported and visited regularly and the property has full CCTV which is monitored 24 hours per day in every house, in every room except for the bathroom.
- Maintenance managers deal with day-to-day issues

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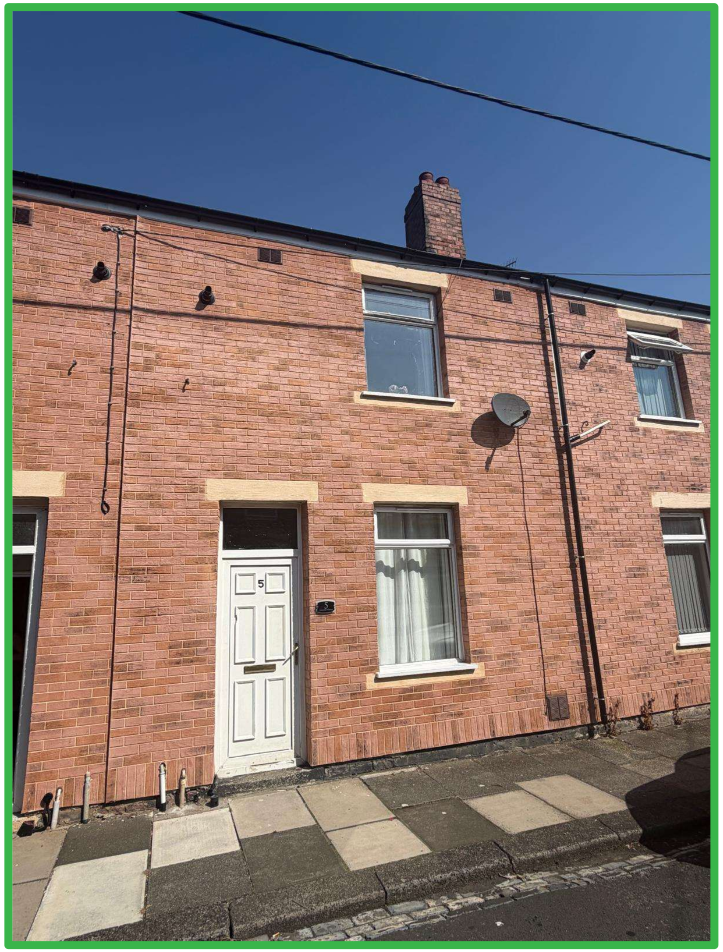

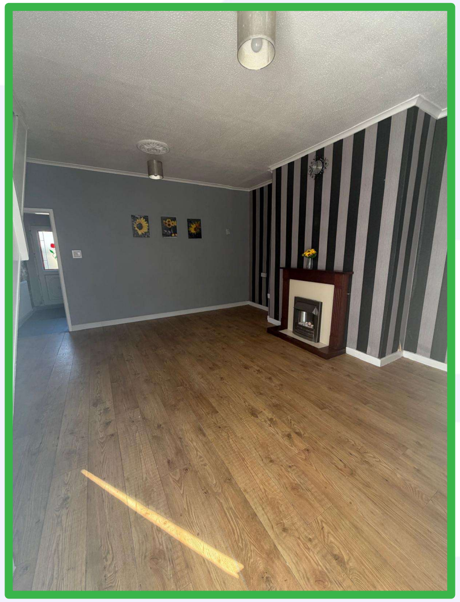

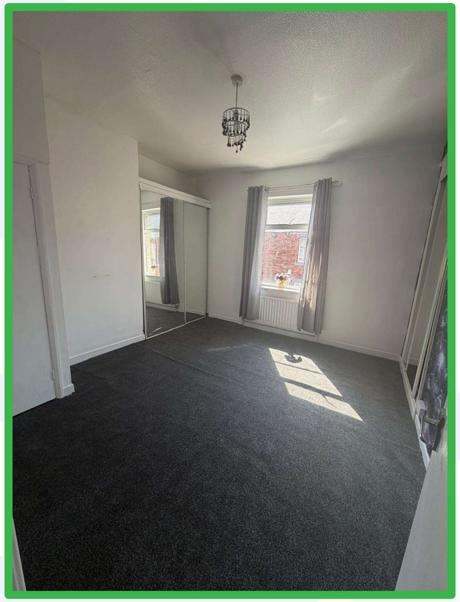

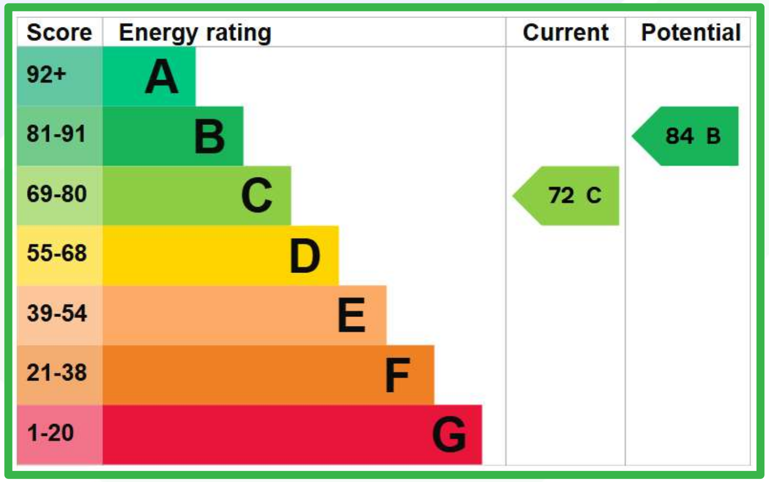
Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
72 C
84 B

Comparables

55 Faraday Street, Ferryhill, DL17 8PD

Last sold Aug 2025	**£81,999**
Mar 2025	£46,000
Oct 2006	£41,000

End terrace house 2 1 1 Freehold 76 sqm

£83,999

Sold: March 2026

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

£74,950

Church Lane, Ferryhill

Terraced house 2 1

Tenure: Freehold | Available with Vacant Possession or Sitting Tenant

ROBINSONS Robinsons - Spennymoor

House Prices in DL17 8PD

House prices around DL17 8PD have an overall average of £163,000 over the last year.

The majority of properties sold around DL17 8PD during the last year were detached properties, selling for an average price of £229,500. Terraced properties sold for an average of £96,499.

Overall, the historical sold prices around DL17 8PD over the last year were 97% up on the previous year and 97% up on the 2022 peak of £82,612.

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 12% 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** 13 Mar 2025
GB • 1 review
✓ 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** 13 Mar 2025
GB • 3 reviews
✓ 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** 19 Dec 2024
GB • 17 reviews

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** 6 Mar 2025
GB • 6 reviews
✓ 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

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