



PROPERTY INFORMATION PACK



£75,000

10-11% Rental Yield

High Street, Crook, DL15 8HA

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

Expected Cash Flow

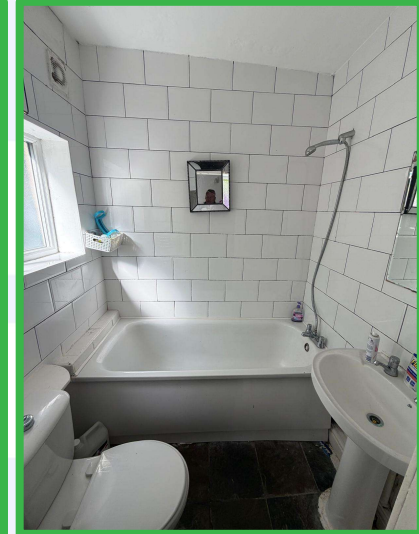
£650-£700pcm, £7,800-£8,400pa

To speak to our property specialists call

01483 663001

Property Key Features

- 2 Bedrooms, 1 Bathroom
- EPC rating D (2 points off a C)
- Gas central heating
- Double glazing
- Property has a new roof
- Refurb to kitchen
- Redecoration and new carpets



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.

**Please note that some of these pictures are how the property will look following the refurbishment (included in the price of the property).*

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





Investment Information

Initial Outlay

Price	£75,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£3,750
Solicitors (approx.)	£1,400
Selective License	£0
Total Buy Cost:	£80,150

Projected Annual Return

Rental Income	£7,800
Management Fee	- £936
Insurance (approx.)	- £200
CP12 & Boiler Service (approx.)	- £114
Service Charge (freehold)	£0

Net Annual Income: £6,550

Net Rental Yield: 8.2%

Projected 5 year Return

Net Rental Income	£32,750
Property Price Increase (28%)	£21,000
TOTAL	£53,750

Return on Investment: 67%

Comparables



£86,000

Terraced  2  1

15, Hargill Road, Crook DL15 8HL

0.2 miles away

Date sold: 8 May 2025



£99,950

Terraced  2  1

17, Valley Terrace, Crook DL15 8EW

0.3 miles away

Date sold: 17 Nov 2025



Sold STC


Offers over **£85,000**

 2  1  2

2 bed terraced house for sale
High Street, Howden Le Wear, Crook,
County Durham DL15

Why Howden-le-Wear, Crook?

Howden-le-Wear is a village in County Durham, in England. Howden-le-Wear is approximately 1 mile south of the large market town of Crook. It has a number of shops including the village One Stop convenience store, hairdressers, butchers and the petrol station. It also has both primary and secondary schools rated Good in under 3 miles and Bishop Auckland Train station in 3.9 miles.

 Bishop Auckland 3.9 miles



Crook is a Market town in County Durham with a population of approximately 10,000. It lies about 9 miles south-west of [Durham](#), 5 miles north-west of [Bishop Auckland](#) and 2 miles from [Willington](#). The main arterial routes are the A68, which is one of the main routes to the borders and Scotland and the A1 (M) and the A690 which links to Durham and Sunderland and the A691 which links to the North Pennines and Cumbria. The centre of Crook, a designated conservation area, features a variety of shops and businesses with the market held on Tuesday mornings and a few stalls on a Saturday. Crook town centre has been identified as a location for a Strategic Place Plan (SPP) to encourage regeneration and renewal for the town and surrounding area.



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.

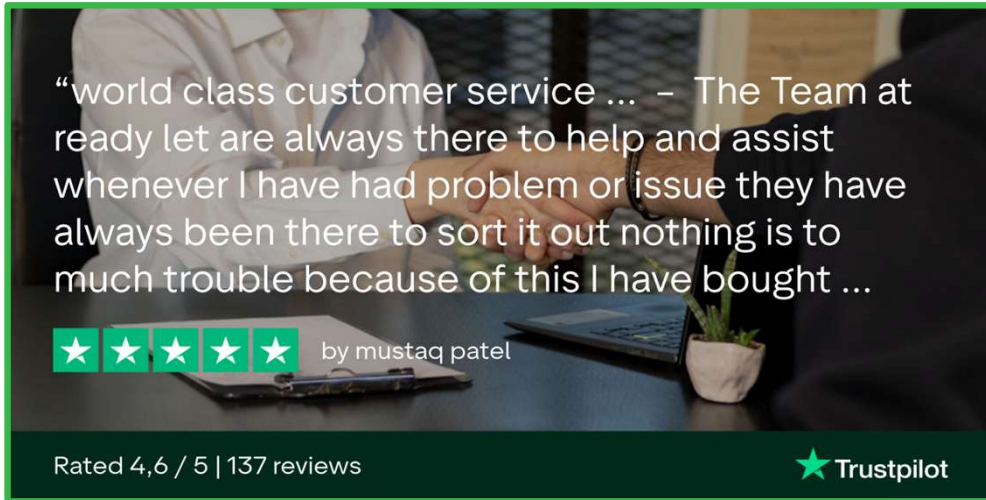
Our properties have been carefully selected for their potential to generate high rental income, then we take care of the refurbishment, find the tenants, and organise the ongoing management, providing property investors with an effortless way to grow their wealth.

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




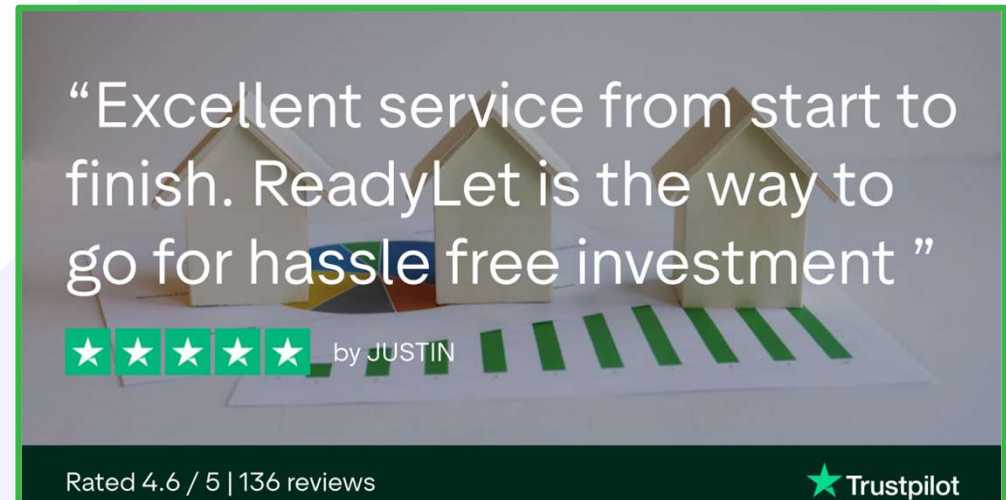
What our customers say...



“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