



PROPERTY INFORMATION PACK

£61,000

10% Rental Yield

47 Dent Street, Hartlepool,
TS26 7AX

2 Bedroom, Freehold, Terrace
Refurbished, High Yield

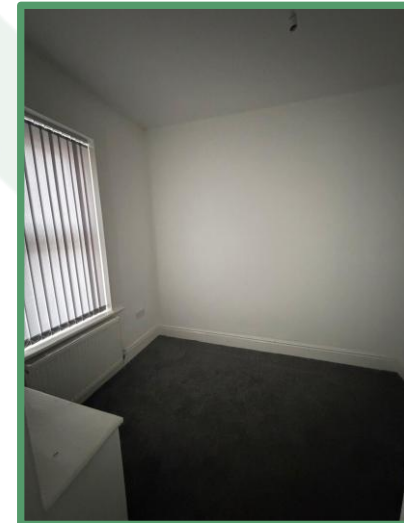
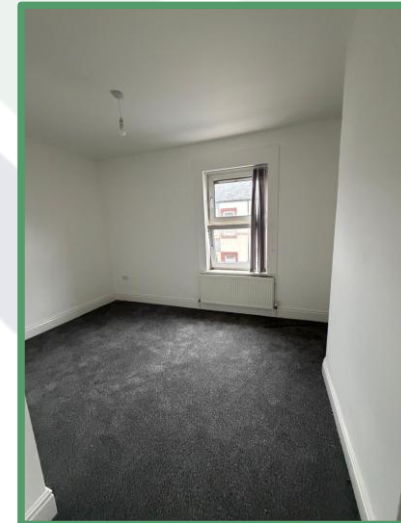
Forecasted Cash Flow

£500pcm = £6,000pa

To speak to our property specialists call

01483 663001

- 2 Bedrooms, 1 Bathroom
- EPC D
- New Kitchen
- New Bathroom
- New Carpets
- Redecorated



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Property Key Features



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Initial Outlay

Price	£61,000
Additional Costs	£0
Sales Fee	£0
SDLT (5% for 'additional properties only)	£3,050
Solicitors (approx.)	£1,400
Selective License	£0

Total Buy Cost: £65,450

Investment Information

Projected Annual Return

Rental Income	£6,000
Management Fee	- £576
Insurance (approx.)	- £200
CP12 & Boiler Service (approx.)	- £114
Service Charge (freehold)	£0

Net Annual Income: £5,110

Net Rental Yield: 7.8%

Projected 5 year Return

Net Rental Income	£25,550
Property Price Increase	£17,080
TOTAL	£42,630

Return on Investment: 65%

Comparables

36, Derwent Street, Hartlepool TS26 8BE

 Terraced  2  Freehold

Today  [See today's value](#)

14 May 2026  £79,999

1 Apr 1997  £16,000

No other historical records.



Terraced house

70 Dent Street

Hartlepool, TS26 8AX

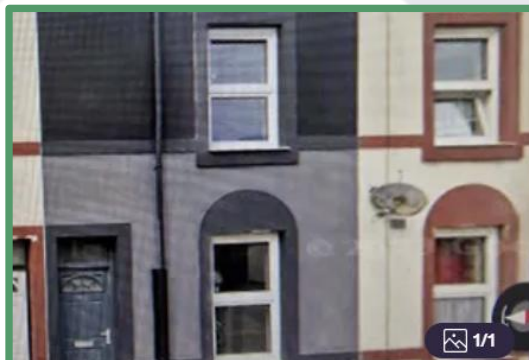
£98,000 Sold Mar 2025

 2 Beds

 646 sqft

Council Tax A

EPC 59



£500 pcm (£115.38 pw)

2 beds • 1 bath • 1 reception
Dent Street, Hartlepool TS26

Photos to follow soon Newly Refurbished

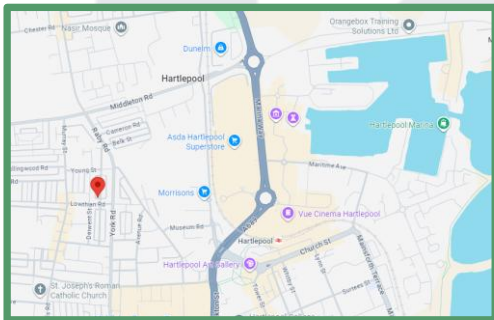
Listed on 24th Aug 2026

Why Hartlepool?

Hartlepool is the second-largest settlement in County Durham, after Darlington, with an estimated population of 92,600.

Hartlepool has been a major seaport since it was founded, it has a long fishing heritage and the economy has historically been linked with the maritime industry, something which is still at the heart of local business and brings in tourism to the area with places such as the National Museum of the Royal Navy. The docks are still in use today and still capable of handling large vessels and a marina capable of berthing 500 vessels.

Hartlepool has a modern town centre. Middleton Grange Shopping Centre is the main shopping location with 2800 people employed in retail.[52] The ten major shops in the town are Tesco, Morrisons, Asda, Next, Argos, Marks & Spencer, Aldi, Boots and Matalan.[52] Along with local entertainment venues include a VUE Cinema and Mecca Bingo.



Hartlepool's Church Street is a hive of activity. Fully restored to its former glory Church Street is full of beautiful architecture and is crammed with bars and restaurants, Church Street attracts thousands of revellers every weekend.

Hartlepool nuclear power station is the single largest employer in the town and Engineering & the Chemicals industry are both important to the local economy as well.

Hartlepool has good road links and also a train station which lies on the Durham Coast Line with hourly services to Sunderland, Newcastle and Middlesbrough, and has a direct rail link with London which takes around three and a half hours.



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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.

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.

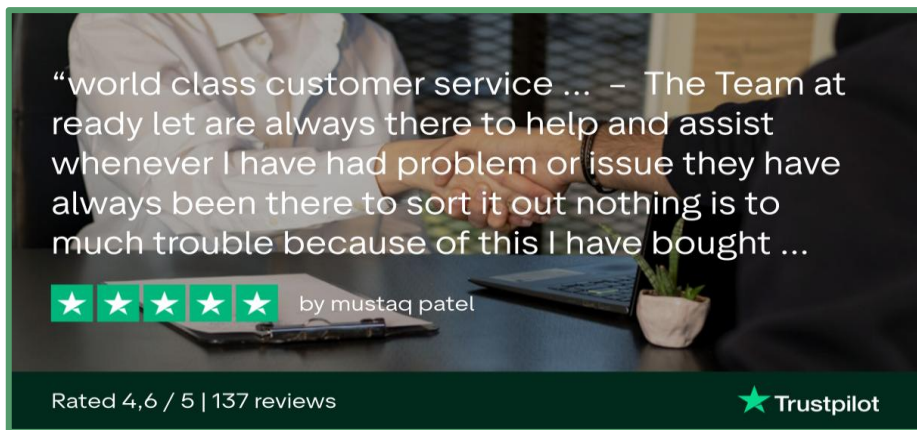
We provide our buyers with the best service and advice available, and help throughout the entire process.

Why ReadyLet?

- 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

★ Trustpilot



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

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews

★ Trustpilot



“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

★ Trustpilot



“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

★ Trustpilot



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READYLET PROPERTY LISTING – 47 Dent Street

Next Step – Lets Connect!

To arrange a call to speak to one of our Property Specialists, and find out how we can help you invest in high yield rental property in the North East of England.

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

Or call us on **01483 663001**

We look forward to speaking with you soon!

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