



# PROPERTY INFORMATION PACK



**£69,850**

11% Gross Rental Yield

Heslop Street, Bishop Auckland

4 Bedroom, Freehold, Mid-Terrace Property

Refurbished, High Yield

To speak to our property specialists call

**01483 663001**

**Expected Cash Flow**  
**£650.00pcm = £7,800pa**



## Property Key Features

- 4 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- Rental of £650pcm
- EPC rating D
- Boiler service
- Recently had new kitchen and bathroom
- 2 year AST

## Investment Information

### Initial Outlay

Price	£69,850
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only)	£3,493
Solicitors (approx.)	£1,400
Selective License	£0
<b>Total Buy Cost:</b>	<b>£74,743</b>

### Projected Return

Rental Income	£7,896
Management Fee	£948
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income:** £6,634

**Net Rental Yield:** 8.9%

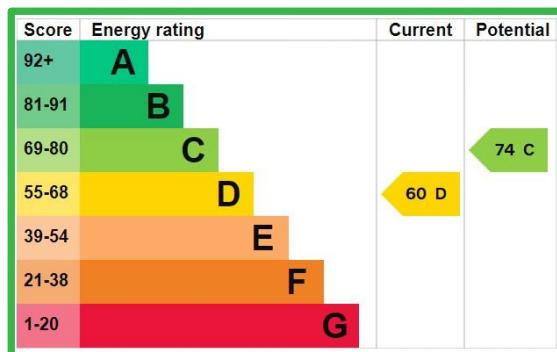


## Projected 5 Year Return

Net Rental Income	£33,172
Property Price Increase (28%)	£19,558
<b>TOTAL</b>	<b>£52,730</b>
<b>ROI</b>	<b>71%</b>



Please note that these are example pictures.



# Why Bishop Auckland?

Bishop Auckland is a market town with a population of around 24,000. It is located about 12 miles northwest of Darlington, 12 miles southwest of Durham and 5 miles southeast of Crook at the confluence of the River Wear with its tributary, the River Gaunless.

Much of Bishop Auckland's early history surround the establishment of a hunting lodge which became known as Auckland Castle and was the primary residence of the Bishops of Durham, who for centuries were virtual rulers of a vast area of the land in the northeast of England.



As part of the town's rejuvenation, the spires and grand statement rooms of Auckland Castle have underground restoration as part of the £12.4 million Auckland Project, an ambitious £150 million regeneration scheme that already includes, the Mining Art Gallery and a viewing tower which help with tourist boom in the area.

During the industrial revolution, the town grew rapidly as coal mining took hold as an important industry, today the largest employment sector in the area is manufacturing.

West Auckland FC is famously the 'Home of the First World Cup' as its football team were the winners of the 'Sir Thomas Lipton Trophy', one of the first international football competitions. West Auckland has a new shopping centre with Tesco's and various other superstores which is a great attraction to the area.



# 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



✓ 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

13 Mar 2025

DP

**David Penman**

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

13 Mar 2025

HA

**Hayley**

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

19 Dec 2024

MP

**mustaq patel**

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

6 Mar 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