



PROPERTY INFORMATION PACK

£63,000

10% Gross Rental Yield

Hawthorne Terrace

West Cornforth, DL17 9LH

2 Bedroom, Freehold, Mid-Terrace Property

Tenanted, High Yield

To speak to our property specialists call

01483 663001



Expected Cash Flow

£500pcm = £6,000pa



Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- Market rent £500 pcm
- Boiler Service
- Electrical Upgrade
- Redecoration and New Flooring as Required
- EPC rating C

Investment Information

Initial Outlay

Price	£63,000
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only')	£3,150
Solicitors (approx.)	£1,400
Selective License	£565

Total Buy Cost: £68,115

Projected 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: 7.3%



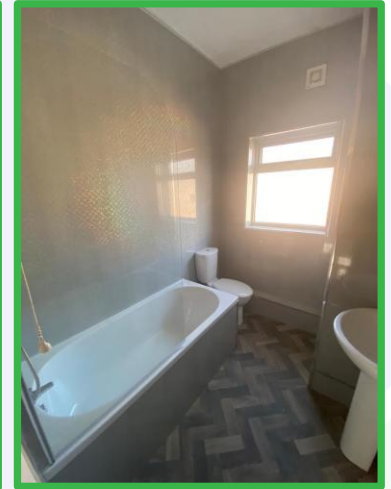
Projected 5 Year Return

Net Rental Income	£24,830
Property Price Increase (28%)	£17,640

TOTAL	£42,470
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ROI	62%
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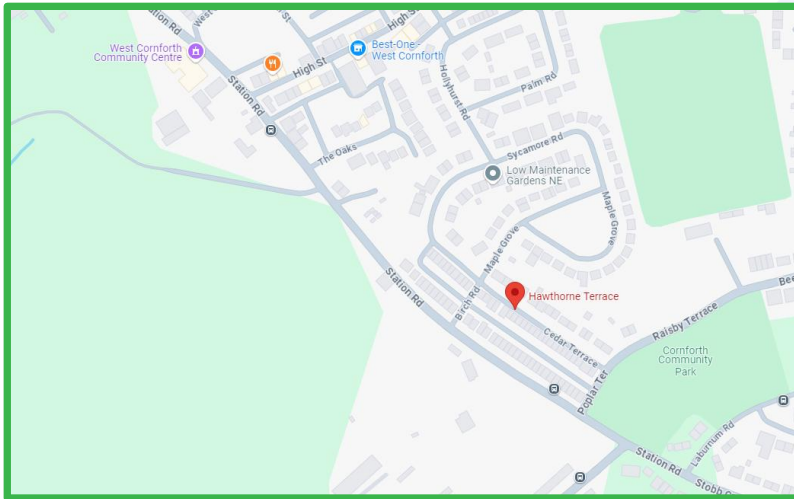
Please note that some of these photos are examples of how the property will look following redecoration.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Why West Cornforth?

Surrounded by a Nature Reserve and woodland, West Cornforth is a lovely village located just 8 miles from Durham and just off the A1(M) which makes it very convenient for the two large Amazon Logistics Centres close by in Bowburn (4 miles to the North) and Darlington (17 miles to the South) which have created 1000's of new jobs in the area.



West Cornforth has a population of 2,500 and is close enough to a major city to enjoy the benefits of urban living, and big enough to have its fair share of shops, pubs and schools while still maintaining a sense of community and a relaxed lifestyle.



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

13 Mar 2025



✓ 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

GB • 3 reviews

13 Mar 2025



✓ 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

GB • 17 reviews

19 Dec 2024

**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

GB • 6 reviews

6 Mar 2025



✓ 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