



PROPERTY INFORMATION PACK



£59,500

10% Rental Yield

Boston Street, Easington, SR8

2 Bedroom, Freehold, Mid-Terrace Property

Tenanted, High Yield

To speak to our property specialists call

01483 663001

Expected Cash Flow
£500.00pcm = £6,000pa



Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Freehold property
- Rental Income £500pm
- Easily rentable
- EPC D but likely to go up to C following works
- Boiler service
- Redecoration, Kitchen Refurbishment and New Carpets
- Sea View

Investment Information

Initial Outlay

Price	£59,500
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only)	£5,975
Solicitors (approx.)	£1,400
Selective License	£565
Total Buy Cost:	£64,440

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: **7.7%**



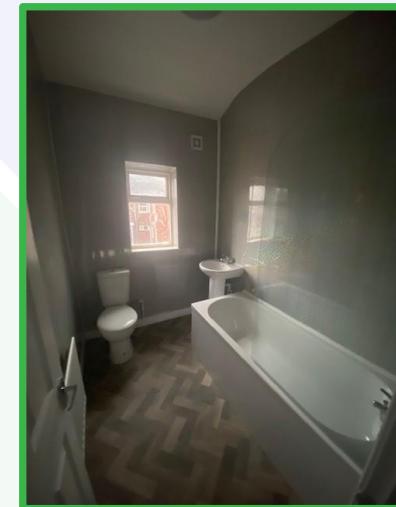
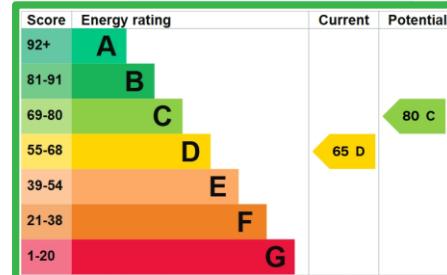
Projected 5 Year Return

Net Rental Income	£24,830
Property Price Increase (28%)	£16,660
TOTAL	£41,490
ROI	64%



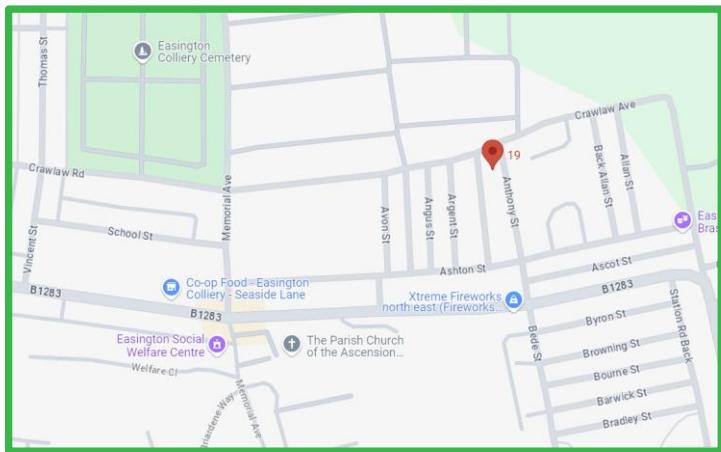
READYLET PROPERTY LISTING – Boston Street

Please note these photos are examples of how the property will look after refurbishment



Why Easington?

Easington is another village on the east coast of County Durham with a population of about 7k. Originally developed around the collieries, Easington Colliery was the last pit to close on the Durham Coalfields in 1993. It is located near the A19, which travels north to Seaham and Sunderland as well as south to Peterlee and Stockton-on-Tees. It is only 2 miles from the new train station that has opened up in Horden in 2020.



Horden railway station on the Durham Coast Line, runs between Seaham, Sunderland and Newcastle to the North and Stockton and Middlesbrough via Hartlepool. This train station has improved transport links, offering new commuting and leisure possibilities and providing further opportunity for economic growth. Easington has a number of useful local shops and the nearby town Peterlee has a busy town centre with Castle Dene Shopping Centre with over 80 retail shops and services, including Argos, Asda, Boots, Iceland, Lidl, McDonalds and many independent retailers. There are 22 schools rated good and 1 excellent in a 3 mile radius.

Comparables

10, Bourne Street, Peterlee SR8 3RZ

 **Terraced**  **Freehold**

Today  [See what it's worth now](#)

28 Oct 2024  £82,700

3 May 2018  £20,000

No other historical records.



5, Avon Street, Peterlee SR8 3PX

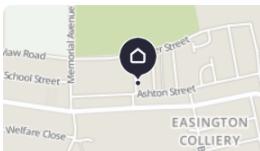
 **Terraced**  **Freehold**

Today  [See what it's worth now](#)

28 Oct 2024  £82,700

3 Jan 2008  £63,500

[View +3 more](#)





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

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