



PROPERTY INFORMATION PACK

£65,000

11% Rental Yield

Coronation Terrace,
West Cornforth, DL17 9LR

2 Bedroom, Freehold, Mid-Terrace Property

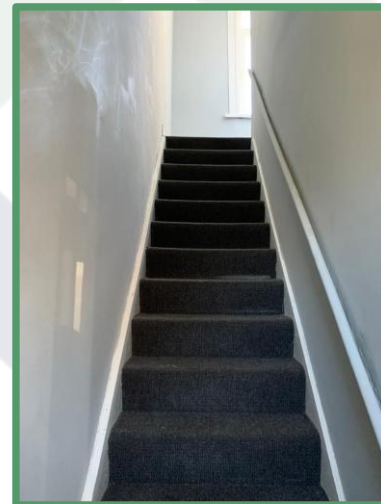
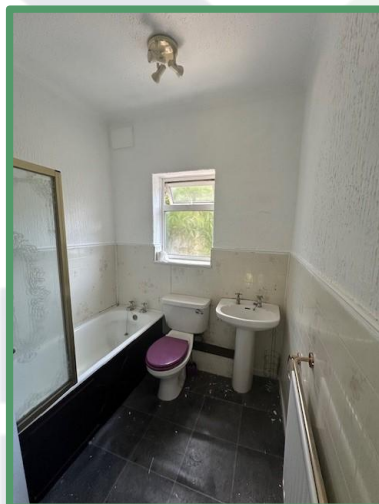
Tenanted, High Yield

Current Cash Flow
£575pcm = £6,900pa

To speak to our property specialists call
01483 663001

Property Key Features

- 2 Bedrooms
- 1 Bathroom
- New kitchen
- New carpets/ flooring
- Good views front & rear
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- EPC rating E



Please note some of the photos used are examples of what the property would look like after refurbishment



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Initial Outlay

Price	£65,000
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only)	£3,250
Solicitors (approx.)	£1,400
Selective License	£565
Total Buy Cost:	£70,215

Investment Information

Projected Return

Rental Income	£6,900
Management Fee	£662
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £5,924
Net Rental Yield: 8.4%

Projected 5 year Return

Net Rental Income	£29,618
Property Price Increase	£18,200
TOTAL	£47,818

Return on Investment: 68%



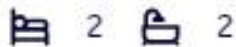
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Comparables



£98,500

Terraced



14, Poplar Terrace, Ferryhill DL17 9EL

0.3 miles away

Date sold: 31 Jul 2025



Sold 3 February 2026

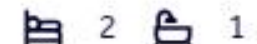
£78,000

8 Elvet Close, West Cornforth,
Ferryhill, DL17 9LZ



£98,000

Terraced



27, Hawthorne Terrace, Ferryhill DL17
9EP

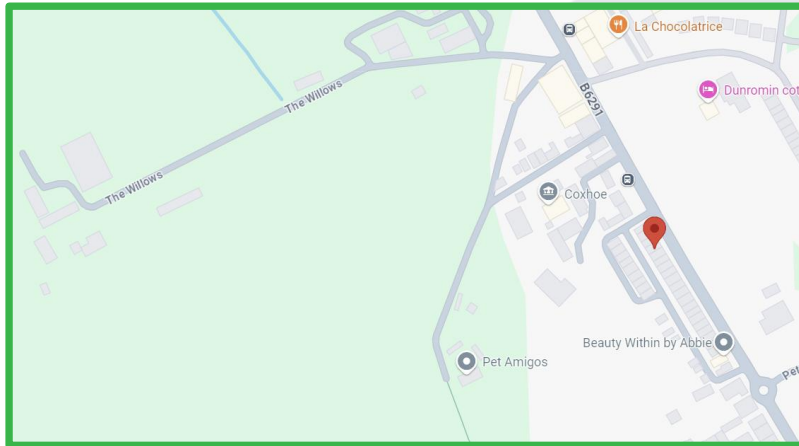
0.3 miles away

Date sold: 11 Jun 2025



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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.



Why West Cornforth?



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.



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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.

Why ReadyLet?

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





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What our customers say...

SF **Stephen Fish** 13 Mar 2025
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

DP **David Penman** 13 Mar 2025
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

HA **Hayley** 19 Dec 2024
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

MP **mustaq patel** 6 Mar 2025
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



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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