



PROPERTY INFORMATION PACK

£53,500

10% - 11% Gross Rental
Yield

Kitchener Terrace, Ferryhill, DL17 8AX
2 Bedroom, Freehold, Mid-Terrace Property
Refurbished, Tenanted, High Yield

To speak to our property specialists call
01483 663001

Expected Cash Flow
£425.00pcm = £5,100pa





Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Popular and sought after area
- Freehold property
- Currently rented for £425pcm but has potential to rent for £475pcm
- EPC rating D
- Boiler service

Investment Information

Initial Outlay

Price	£53,500
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only')	£2,675
Solicitors (approx.)	£1,400
Selective License	£565

Total Buy Cost: £58,140

Projected Return

Rental Income	£5,100
Management Fee	£612
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

Net Annual Income: £4,174

Net Rental Yield: 7%



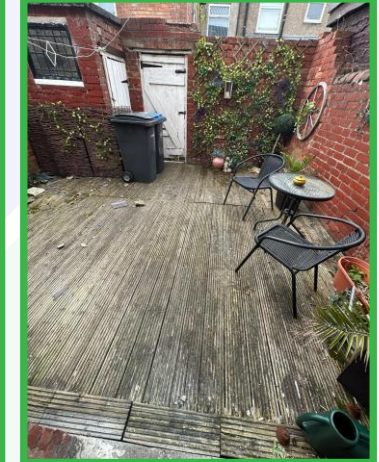
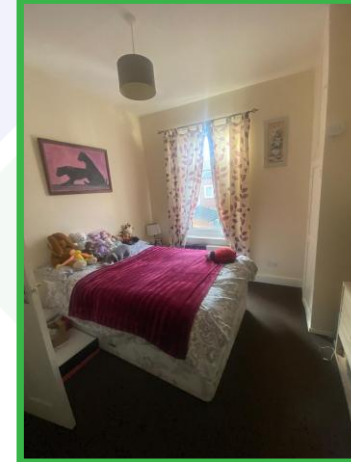
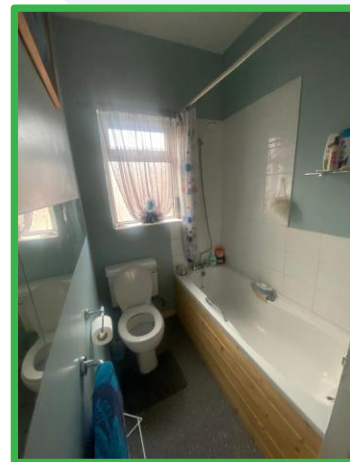
Projected 5 Year Return

Net Rental Income	£20,870
Property Price Increase (28%)	£24,080

TOTAL	£44,950
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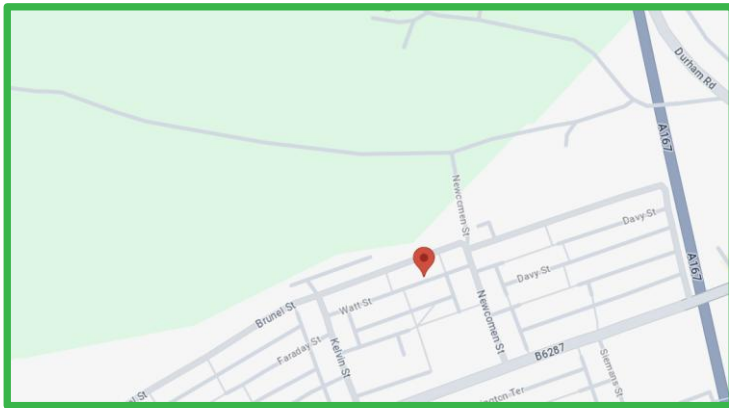
ROI	77%
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Please note that some of the pictures below are examples of how the property will look on completion of the refurbishment



Why Ferryhill?

Ferryhill is a good area for rental properties and first time buyers, it is a small town in South-Central County Durham, England, with a population of around 9,000. Ferryhill lies on the medieval Great North Road, which leads to Durham City Centre and Newcastle upon Tyne to the North and Darlington to the South. The town grew in the 1900's around the coal mining industry. The last mine in the area closed officially in 1968 and Ferryhill has since gone through recent regeneration from the Central Council, improving the local area with schemes including; demolishing old properties to create open green spaces and building new property. The area has also received eco funding through a Green Scheme, to improve EPC ratings by the use of Solid Wall Insulation for older properties.

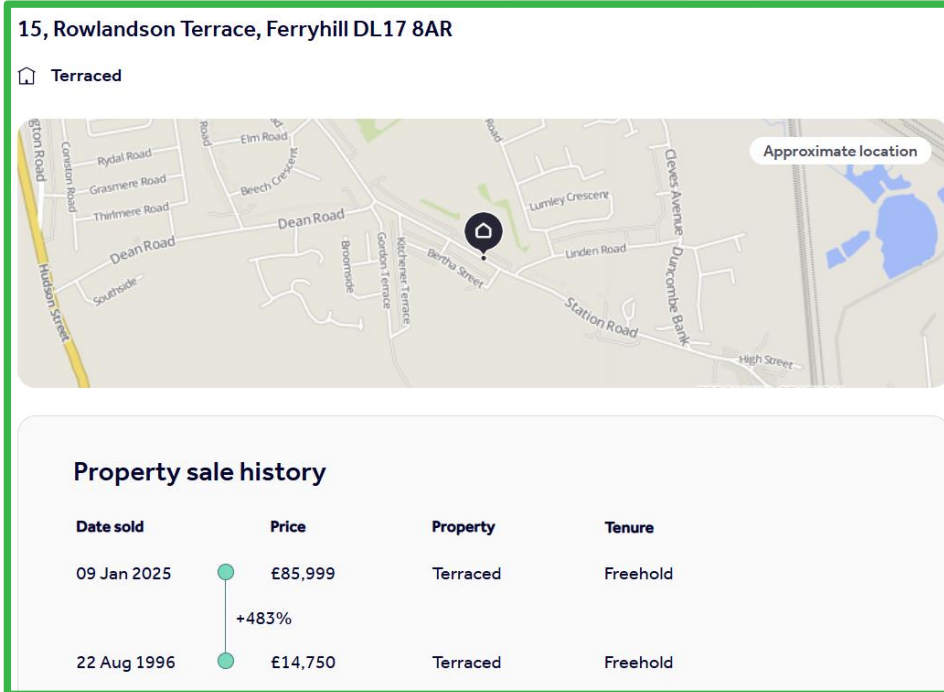


There are many regular community events in Ferryhill, including, a weekly Friday market in the town centre, an Annual Summer Gala, Christmas markets, parading of miners banners, vintage car rallies, art and photography exhibitions along with many more. The local Mainsforth Sports Centre is an award winning sports complex.

Ferryhill Carrs is a designated local nature reserve on the eastern side of the town.

There are also two large Amazon Logistics Centres nearby in Darlington and Bowburn, which have created 1000's of new jobs in the area. There are also proposals to reopen Ferryhill railway station.

Comparables



Sold Property Comparables

Rightmove reports that house prices around DL17 8AX have an overall average of £128,541 over the last year.

Terraced properties in this area sold for an average of £98,498.



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