



PROPERTY INFORMATION PACK

£65,000

12% Rental Yield

Twelfth Street, Peterlee, SR8 4HQ

4 Bedroom, Freehold, Mid-Terrace Property

Refurbished, High Yield

Expected Cash Flow

£655.00pcm = £7,860pa

To speak to our property specialists, call

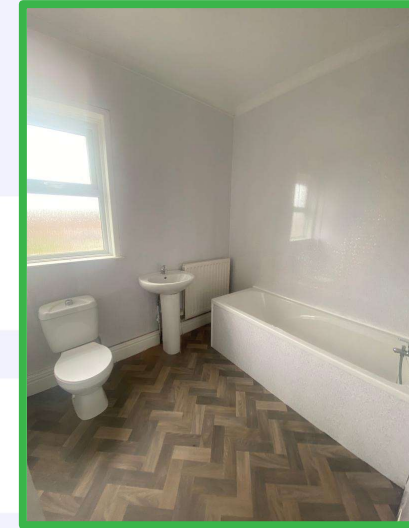
01483 663001



**Pictures are an example of how it will look following the refurb*

Property Key Features

- Freehold property close to train station & shopping centre
- 4 Bedrooms / 1 Bathroom
- New Kitchen, Bathroom & Boiler
- We will ensure that this property is at the [Durham Decent Homes Standard](#) or above and up to the current [Selective licensing conditions](#), and we provide a 6-month warranty to cover any snagging issues
- EPC C



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Initial Outlay

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

Investment Information

Projected Annual Return

| | |
|---------------------------------|--------|
| Rental Income | £7,860 |
| Management Fee | £943 |
| Insurance (approx.) | £200 |
| CP12 & Boiler Service (approx.) | £114 |
| Service Charge (freehold) | £0 |

Net Annual Income: £6,603

Net Rental Yield: 9.4%

Projected 5 year Return

| | |
|-------------------------------|---------|
| Net Rental Income | £33,014 |
| Property Price Increase (28%) | £18,200 |

TOTAL 5 yr Return: £51,214

Return on Investment: 73%

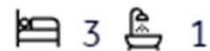
Comparables

For sale



£64,950

Terraced



Blackhills Terrace, Horden, SR8 4LJ



£67,000

Terraced



Twelfth Street, Horden, Peterlee,
Durham, SR8 4QH



£68,000

Terraced



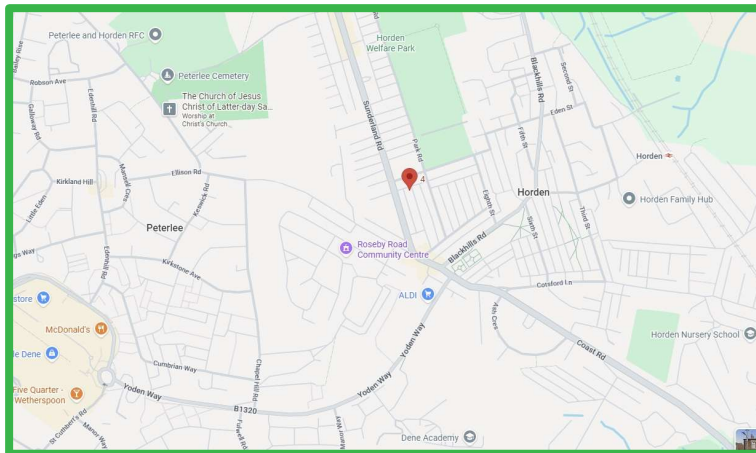
25, Hudson Avenue, Peterlee SR8 4QL

0.1 miles away

Date sold: 4 Jul 2025

Why Horden, Peterlee?

Horden is a village located in County Durham, situated on the North Sea coast just outside of Peterlee. Horden used to be a mining village up until the closure of the colliery in 1987. The village is connected to the neighbouring villages of Blackhall Colliery and Blackhall Rocks by an impressive rail viaduct spanning Castle Eden Dene. In recent years there has been a redevelopment project in and around the local area, which has seen the Memorial Park and the Welfare Park (home to local football, rugby and cricket teams) awarded Green Flag Status and the park recognised with the Green Heritage Award. The park now provides people with a basketball / tennis court, children's play areas and a bandstand as well as gardens to walk through. There are several Primary and Nursery schools in the area



Horden railway station opened in 2020, it runs on the Durham Coast Line, between Seaham, Sunderland and Newcastle to the North and Stockton and Middlesbrough via Hartlepool to the South. This train station has improved transport links, offering new commuting and leisure possibilities and providing opportunity for economic growth. The busy town center of Peterlee is just over a mile away and boasts Castle Dene Shopping Centre with over 80 retail shops and services, including Argos, Asda, Boots, Iceland, Lidl, McDonalds and many independent retailers. The Durham Constabulary is also based here.



Why ReadyLet?

ReadyLet Properties specialises in providing high yielding, tenanted properties in the North East of England, giving up to 11% return to Landlords.

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.

Our properties have been carefully selected for their potential to generate high rental income, then we take care of the refurbishment, find the tenants, and organise the ongoing management, providing investors with an effortless way to grow their wealth.

We provide our investors with the best service and advice available, and help throughout the entire process.

- Tenanted, high-yield properties (9-12% gross yields)
- Properties refurbished to Durham Decent Homes Standard with 6-month warranty on all refurbishment works
- Peace of mind with no surprises or 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...

“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 ...

★★★★★ by mustaq patel

Rated 4,6 / 5 | 137 reviews



“Excellent service from start to finish. ReadyLet is the way to go for hassle free investment ”

★★★★★ by JUSTIN

Rated 4.6 / 5 | 136 reviews



“Great company, honest and upfront – Ive invested in 2 properties with Readylet, both purchases went through smoothly. Great company, honest and upfront, Kim and Gill and Glynn have all been great, all queries answered ...

★★★★★ by Stuart Ray

Rated 4.5 / 5 | 132 reviews



“Definitely Recommend! – Absolutely amazing team! They have helped me grow my portfolio seamlessly and couldn't do enough to assist me through every step. Would highly recommend Gill, Keith, Tessa, Kim, Jen and the whole of the ...

★★★★★ by R Chawda

Rated 4.4 / 5 | 129 reviews





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