



# PROPERTY INFORMATION PACK



**£55,000**

10% Rental Yield

Adelaide Street, Shildon, DL4 1NT

2 Bedroom, Freehold, Mid-Terrace Property

Refurbished, High Yield

To speak to our property specialists call

**01483 663001**

**Expected Cash Flow**

**£440.00pcm = £5,280pa**



## Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious living accommodation
- Freehold property
- Market rent £440pcm
- EPC rating D
- New flooring
- Long term happy tenant

## Investment Information

### Initial Outlay

Price	£55,000
Refurbishment Costs	£0
Sourcing Costs	£0
SDLT (5% for 'additional properties only')	£2,750
Solicitors (approx.)	£1,400
Selective License	£565

**Total Buy Cost: £59,715**

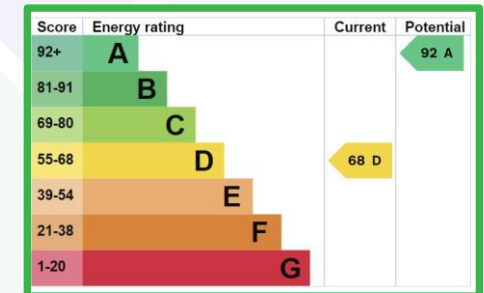
### Projected Return

Rental Income	£5,280
Management Fee	£634
Insurance (approx.)	£200
CP12 & Boiler Service (approx.)	£114
Service Charge (freehold)	£0

**Net Annual Income: £4,332**

**Net Rental Yield: 7.3%%**

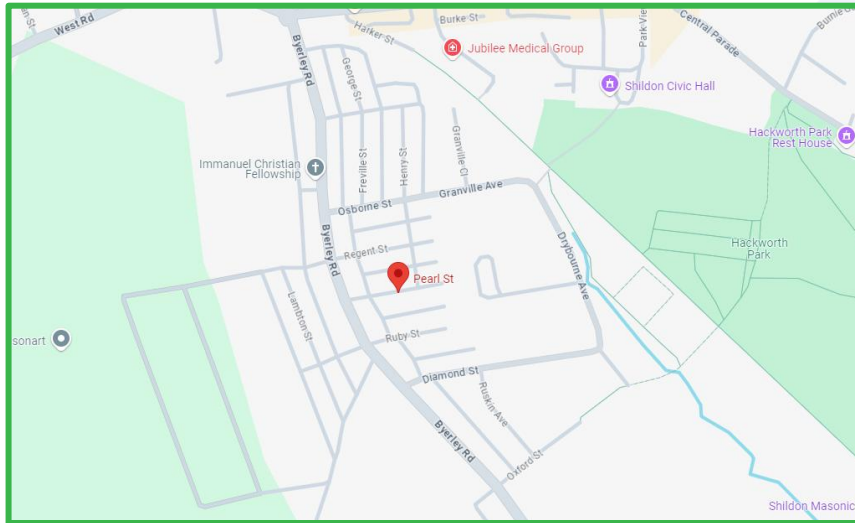
Please note that these photographs are from before the tenants moved in.





## Why Shildon?

Shildon is a popular, bustling town in County Durham, with a population of around 9,600. It is often voted one of the best places to live in County Durham. The town centre has plenty of desirable amenities such as Costa Coffee, Post Office and a Pharmacy with The Sunnydale Leisure Centre and Shildon Association Football Club located close by. Once 10 minutes away from Durham City and 2 miles from Bishop Auckland, Durhams Market Town which has a large shopping centre, Tesco and various other superstores.



Shildon has a train station that is served by an hourly service between Saltburn and Bishop Auckland via, Darlington. All services are operated by Northern Trains.

Shildon is also home to the popular National Railway Museum which holds the Annual Shildon Steam Gala.

## Comparables

14, Davy Street, Ferryhill, County Durham  
DL17 8PN

 Terraced  Freehold

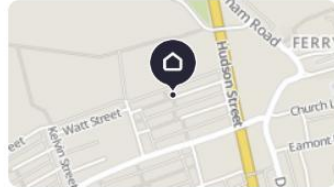
Today

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

26 Sep 2024

£90,999

No other historical records.



### Sold Property Comparables

Rightmove reports that the majority of properties sold around the DL4 1JB area during the last year, were terraced properties selling for an average price of £63,500

### Rental Property Comparables

Rightmove shows similar properties within a 0.25 mile radius of Davy Street being advertised for a monthly rental of £475.


Rennie Street, Ferryhill, Other Areas, DL17


**£475 pcm** £110 pw 

Tenancy info

#### Letting details

Let available date: Now

Deposit: **£475** 

Min. Tenancy: **Ask agent** 

Let type: Long term

Furnish type: Unfurnished

Council Tax: **Ask agent**

PROPERTY TYPE

 Terraced


BEDROOMS

 2

BATHROOMS

 1

SIZE

 Ask agent



# 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](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