



HAWKHURST  
INVEST

## Property Snapshots

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# Apartments 16 & 18, Moscow Drive, Liverpool



## 2 Bed Apartment

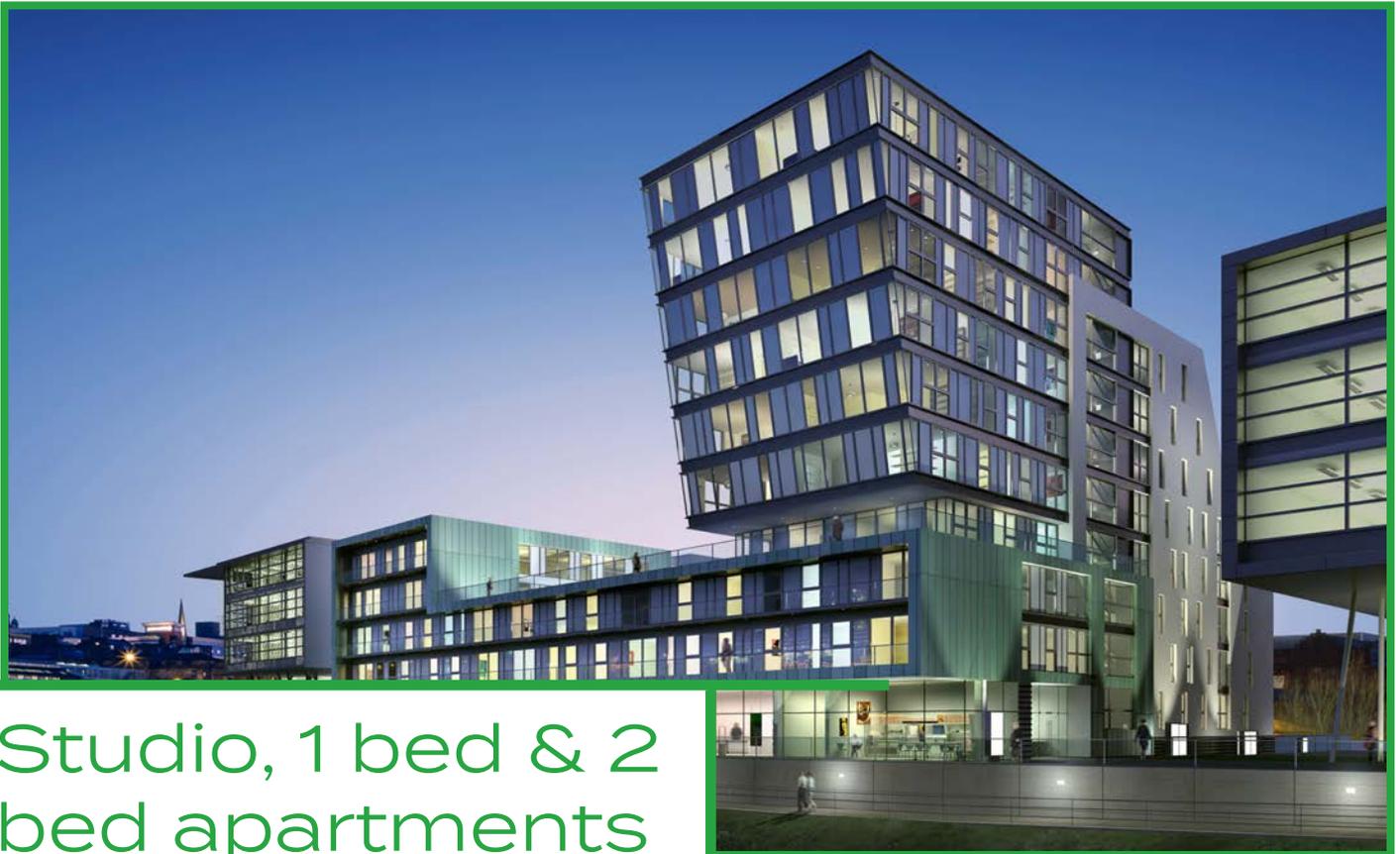
Purchase Price:	£84,000
Predicted Rent:	£450
Yields of up to:	6.43%
Completion date:	Already Complete

These apartments have just come on to our books. They are excellent value for money, at a level suitable for the first time investor, and are already tenanted, resulting in immediate cashflow!

Liverpool is fast becoming one of the economic hotspots of the North, with lots of big businesses moving into the area.

Call us now on 01245 947797, or email [admin@hawkhurstinvest.com](mailto:admin@hawkhurstinvest.com) to find out more about this exciting opportunity!

# Wicker Riverside, Sheffield



## Studio, 1 bed & 2 bed apartments

Purchase Price:	£87,450 - £132,000
Predicted Rent:	£450 - £650
Yields of up to:	5.9% - 7.4%
Completion date:	Already Complete

These apartments in the heart of Sheffield are some of the most attractive propositions on our books at the moment! With flexibility for an investor when it comes to budget, we have studio, 1 bed & 2 bed apartments available, with tenants in situ. Great rental incomes, well appointed properties, and reserved parking available, these are going quickly!

With great links to Sheffield city centre, and commuter friendly transport links, these would suit everybody from the newly qualified graduate to the busy professional!

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# Elm Cottages, Barnsley



\*computer generated image

## 3 Bed house

Purchase Price:	£125,000
Predicted Rent:	£550
Yields of up to:	5.28%
Completion date:	Already Complete

This 3 bed house is situated in an excellent location with good motorway links and easy access to nearby Wakefield (14 miles), Sheffield (13 miles) and Leeds (23 miles). It is also conveniently located close to a bus stop and train station.

Barnsley is within commutable distance to Leeds, one of the UK's northern powerhouses, and the local economy is in a period of boom, with investment and industry gains across the area, making this extremely attractive for investors and tenants alike.

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# 14 Willington Road, Kirton



## 2 Bed House

Purchase Price:	£115,000
Predicted Rent:	£550
Yields of up to:	5.74%
Completion date:	Already Complete

Situated within the village of Kirton, near Boston, this side of terrace, two double bedroom property would be a great place to start off a property investment journey, or to bolster an existing portfolio with an excellent purchase in an up and coming area of the country!

With a tenant in situ since July 2019, you will benefit from an immediate return on your investment. This property also benefits from off street parking, based to the rear of the property.

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# 16 Willington Road, Kirton



## 3 Bed House

Purchase Price:	£115,000
Predicted Rent:	£575
Yields of up to:	6%
Completion date:	Already Complete

Situated within the village of Kirton, near Boston, this mid terrace, three bedroom property is a wonderful property with excellent returns on your investment.

With the tenant being in situ since August 2012, you will not only benefit from an immediate return on your investment, but have a property within an up and coming part of the country, with some great capital appreciation in the area!

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# 18 Willington Road, Kirton



## 3 Bed House

Purchase Price:	£115,000
Predicted Rent:	£625
Yields of up to:	6.52%
Completion date:	Already Complete

Situated within the village of Kirton, near Boston, this mid terrace, three bedroom property is a wonderful property with excellent returns on your investment.

With the tenant residing in the property since June 2019, you will not only benefit from an immediate return on your investment, but have a property within an up and coming part of the country, with some great capital appreciation in the area!

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# 20 Willington Road, Kirton



## 2 Bed House

Purchase Price:	£120,000
Predicted Rent:	£595
Yields of up to:	5.95%
Completion date:	Already Complete

Situated within the village of Kirton, near Boston, this two bedroom end terrace property with off street parking for two cars, will net you a great return on your investment!

With the tenant has been in the property since July 2018, you will not only benefit from an immediate return on your investment, but have a property within an up and coming part of the country, with some great capital appreciation in the area!

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# Birchfield, Burnley



## 2 Bed Apartment

Purchase Price:	£80,000
Predicted Rent:	£475
Yields of up to:	7.12%
Completion date:	Already Complete



This 2 Bed Apartment is a great place to start your property investment journey, with a low price point and a tenant already in situ.

Because it is already tenanted, cash flow is immediate, allowing you to see immediate returns, and with Burnley seeing significant growth & investment, your property should benefit from excellent capital appreciation over the coming years.

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# 6 Longley Gardens, Greetland



## 2 Bed Apartment



Purchase Price:	£105,000
Predicted Rent:	£525
Yields of up to:	6%
Completion date:	Already Complete



This 2 Bed Apartment is a great place to start your property investment journey, with a low price point and a tenant already in situ.

Because it is already tenanted, cash flow is immediate, allowing you to see immediate returns, and with Greentland (Huddersfield) obtaining significant growth & investment, your property should benefit from excellent capital appreciation over the coming years.

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# 2 Longley Gardens, Greetland



## 2 Bed Apartment

Purchase Price:	£105,000
Predicted Rent:	£525
Yields of up to:	6%
Completion date:	Already Complete



This 2 Bed Apartment is a great place to start your property investment journey, with a low price point and a tenant already in situ.

Because it is already tenanted, cash flow is immediate, allowing you to see immediate returns, and with Greentland (Huddersfield) obtaining significant growth & investment, your property should benefit from excellent capital appreciation over the coming years.

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# 7 Cherry Tree Walk, Leeds



## 1 Bed Apartment

Purchase Price:	£70,000
Predicted Rent:	£425
Yields of up to:	7.29%
Completion date:	Already Complete



This 1 bed apartment is a great example of the benefits of a purchase in the north of the country, and is a great way to start your investment journey!

Situated only 30 minutes from Leeds City centre, this is an ideal property for a professional commuter-style tenant, starting out on their career in the booming hub of the northern regeneration. With a tenant in situ on an AST until June 2021, and who wants to stay in the property long term, you will benefit from rental income for years to come!

This investment property benefits from having an electric heating system and UPVC double glazing, Entrance hall, open plan lounge with balcony, contemporary fitted kitchen, double bedroom and bathroom.

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# 19 Cygnet Gardens, St Helens



## 2 Bed Apartment



Purchase Price:	£73,000
Predicted Rent:	£450
Yields of up to:	7.4%
Completion date:	Already Complete

Hawkhurst Invest are pleased to offer you this two bedroom apartment in St Helens, only half an hour from the centre of Liverpool.

This 2 bed apartment comprises :- Entrance hall, open plan lounge with French doors opening onto a Juliette balcony and fitted kitchen, two bedrooms and a bathroom.

The property has double glazing, electric storage heating and a security intercom system. Externally there are communal gardens and an allocated parking space

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# 12 The Trinity, Bolton



## 2 Bed Apartment

Purchase Price:	£80,000
Predicted Rent:	£475
Yields of up to:	7.13%
Completion date:	Already Complete



This 2 bed apartment is a great example of the benefits of a purchase in the north of the country, and is a great way to start your investment journey!

The last 5 years has seen an increase of around 30% in house values for apartments across Bolton, owing to the demands of the rental market.

The University of Bolton is expected to double its numbers over the next 15 years which undoubtedly creates even more demand for homes.

All of this is why an increase in town centre residential development is considered key to the long-term success of Bolton.

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# 45 Dulverton Green, Leeds



## 2 Bed Apartment

Purchase Price:	£78,000
Predicted Rent:	£520
Yields of up to:	8%
Completion date:	Already Complete



This 2 Bed Apartment is ideal for those looking for a starter investment in one of the areas of the country that is seeing excellent capital appreciation and regeneration!

Coming ready to move into with neutral clean decor throughout and boasting spacious rooms, the property would provide comfortable living accommodation and also benefits from a low monthly service charge, plus is situated close to local amenities and public transport links into Leeds City Centre.

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# 298 West Street, Crewe



## 2 Bed House

Purchase Price:	£86,000
Predicted Rent:	£500
Yields of up to:	6.98%
Completion date:	Already Complete



Boasting separate living and dining rooms and 2 double bedrooms, this property will attract families of tenants, and with OFSTED rated good and outstanding schools close by, these families will probably want to be tenants for a long time.

With a purchase price of only £86,000, this is a great value place for a starter investment, and with the regeneration and investment in this area of the country, not to mention the HS2 railway which will be stopping at Crewe, the value of your property is likely to escalate quickly!

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# 21 Amblethorn, Bradford



## 1 Bed House

Purchase Price:	£78,000
Predicted Rent:	£380
Yields of up to:	5.85%
Completion date:	Already Complete



This 1 bed cottage is a great entry level buy to let property, and with a long term tenant in situ, you will benefit from immediate and regular returns on your investment!

With the current tenancy agreement not ending until October 2021, you can expect to receive regular rental income for a long time to come, with potentially more when the current AST expires.

Bradford is very close to Leeds, one of the UK's northern powerhouses, and the local economy is in a period of boom, with investment and industry gains across the area, making this extremely attractive for investors and tenants alike.

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# 23 Amblethorn, Bradford



## 1 Bed House

Purchase Price:	£78,000
Predicted Rent:	£385
Yields of up to:	5.85%
Completion date:	Already Complete



This 1 bed cottage is a great entry level buy to let property, and with a long term tenant in situ, you will benefit from immediate and regular returns on your investment!

With the current tenancy agreement not ending until the end of February 2021, you can expect to receive regular rental income, with potentially more when the current AST expires.

Bradford is very close to Leeds, one of the UK's northern powerhouses, and the local economy is in a period of boom, with investment and industry gains across the area, making this extremely attractive for investors and tenants alike.

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# 29 Atherton Road, Wigan



## 7 Bed HMO

Purchase Price:	£290,000
Predicted Rent:	£3023
Yields of up to:	12.51%
Completion date:	Already Complete



This 7 Bed HMO is a great property for those experienced investors who want immediate high levels of cashflow.

This HMO brings in £3023 per month in rent, meaning you can expect excellent returns on your investment, in a city that is at the heart of the regeneration and investment in the north, and will benefit from a direct HS2 link to London!

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# Darmond Green, Liverpool



## 4 Bed Houses

Purchase Price:	£191,500
Predicted Rent:	£1000
Yields of up to:	6.27%
Completion date:	Q4 2020



Hawkhurst are delighted to bring our investors this lovely opportunity at Darmonds Green in Liverpool, an exclusive development of only 11 properties. Currently anticipated to complete September/October 2020, purchasers will benefit from the Government's temporary reduction on Stamp Duty.

Properties on this development will be finished to a high level of specification, with full height windows to the front of the properties and stylish, luxurious contemporary interiors. Built over 3 floors, these spacious houses benefit from approximately 1,300 sq. ft of living space.

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# The Grove, Congleton



## 3 Bed Houses

Purchase Price:	£186,995
Predicted Rent:	£850
Yields of up to:	5.45%
Completion date:	Q3 2020



We are delighted to bring our investors this lovely opportunity at The Grove in Congleton, an exclusive development of only 14 properties.

Currently anticipated to complete Q3 2020, properties on this development are to be finished to a high level of specification with stylish and luxurious contemporary interiors. Magnet kitchens with Neff appliances, a canopy porch, entrance hallway, a spacious lounge and dining kitchen, plus a downstairs WC complete the ground floor. Upstairs are three good size bedrooms, a family bathroom and an ensuite to the master bedroom.

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# Rhythm, Pontefract



## 2 Bed Townhouses

Purchase Price:	£139,500
Predicted Rent:	£700
Yields of up to:	6.04%
Completion date:	Q2 2021



These properties are unique homes designed over three floors, with an impressive master bedroom, second bedroom and open-plan living space. On the ground floor there is a bathroom with corner shower and a double bedroom that could be used as a study or separate living space.

The staircase opens onto the first floor living area with room for a dining table and corner sofa. Occupying the whole of the second floor is the master bedroom with ensuite. Four windows enhance the room's light and open atmosphere. The Livorno comes with 2 allocated parking spaces!

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# Ambition, Leeds



## 2 Bed Townhouses

Purchase Price:	£153,000
Predicted Rent:	£750
Yields of up to:	5,88%
Completion date:	Q2 2022



We are delighted to offer our investors further investment opportunities at this proven, successful site. Rental demand has been high, with tenants in situ soon after completion and rental amounts at our top-end prediction of £750pcm.

Our colleagues at Leef property management state that the properties have been finished to a high standard and that the location is excellent. The close proximity to Leeds city centre, St James Hospital and major motorway links is appealing to young families and professionals.

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