

Best Type of House To Rent Out...

Are you thinking buying a Property to rent out? Well here at Rent East Yorkshire we are often asked... “what sort of Property should I buy?” So with the benefit of our experience we will try to offer a few pointers.



The ideal property depends on many factors, a key one being budget as well as immediate and long term plans for the Investment Property. So assuming a budget that will buy the sort of property I would recommend and that is common among Investors.

Buying a run-down old house can be successful if you are able to do works yourself to keep costs down, however if you are paying someone else to do lots of work the cost can exceed the initial saving. It is fair to say that faults will be found in a rental Property by Tenants – this is quite normal. Older houses tend to have more maintenance costs and can be difficult to budget for. There is also to an extent an over-supply of traditional terraced houses on the rental market, so vacant periods with this sort of Property are more common.



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Flats vs Houses On the whole there is greater demand for houses over flats, however nice flats do have a strong following too. A high-quality flat would be a better buy than a bad house!

The most popular properties with Tenants tend to be more modern ones, 2 and 3 bedroom semi-detached Properties with off street parking are king. Not only do they let quickly but often to quality Tenants who in turn stay longer as they are comfortable in the property.

Good presentation of the Property is important, nice kitchens, bathrooms, carpets and a fresh coat of paint. The nicer properties are to start with, generally the better they are looked after. Ask your self would you want to be the Tenant in a tired old scruffy house? – Probably not!



It is always going to be a balance of initial outlay against rental return. However you should take a long term view with regards to return, looking at a 5 or 10 year period at least and factor in expected void periods, maintenance costs and hassle! Often the higher purchase price property in the first place wins out in the end. Added to that, it will be probably be easier to sell the Property on again in the long term.

So what is available on the market today that we would go and view...? Well there is a 1990's built 2 bed semi on Southfield Close, Driffield at £117,000 with Woolley & Parks that would be a good place to start and would bring a rent of around £525 pcm.

If you would like to discuss the lettings market further you can contact Rent East Yorkshire on 01377 250550 or visit www.renteastyorkshire.co.uk

*Article written by Mark Edwards – Managing Director of Rent East Yorkshire Ltd
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