

LET PROPERTY PACK

INVESTMENT INFORMATION

Broadstone Way, Bradford,
BD4 0HA

184127551

 www.letproperty.co.uk





Property Description

Our latest listing is in Broadstone Way, Bradford, BD4 0HA

Get instant cash flow of **£450** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



Broadstone Way,
Bradford, BD4 0HA

184127551



Property Key Features

2 bedrooms

1 bathroom

Town Centre Location

Three Piece Bathroom

Factor Fees: £10.83

Ground Rent: TBC

Lease Length: TBC

Current Rent: £450

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £59,000 and borrowing of £44,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

PROPERTY VALUATION

£ 59,000.00

25% Deposit	£14,750.00
Stamp Duty ADS @ 6%	£3,540.00
Legal Fees	£1,000.00
Total Investment	£19,290.00

Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 500

Returns Based on Rental Income	£450	£500
Mortgage Payments on £44,250.00 @ 5%	£184.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£10.83	
Letting Fees	£45.00	£50.00
Total Monthly Costs	£255.21	£260.21
Monthly Net Income	£194.80	£239.80
Annual Net Income	£2,337.54	£2,877.54
Net Return	12.12%	14.92%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income Adjusted To **£1,877.54**

Net Return **9.73%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income Adjusted To **£1,992.54**

Net Return **10.33%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £113,000.

Within area



£110,000

3 bedroom semi-detached house for sale

Broadstone Way, Bradford, BD4

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Three bed semi | Well presented | Sought after location | Recently renovated to high standard | N...

SOLD PRICE HISTORY

7 May 2021

£113,000



£94,950

2 bedroom semi-detached house for sale

Broadstone Way, Holmewood, Bradford

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Semi Detached | Two Bedrooms | Lounge/Diner | GCH & DG | Amenities, Shops & Schools Near By | Idea...

SOLD PRICE HISTORY

21 Dec 2022

£88,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

2 bedroom flat

Bradford, Bradford, BD4

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Students Can Enquire | Property Reference Number: 1759291

Marketed from 8 Jul 2023 to 10 Jul 2023 (1 days) by OpenRent, London



£625 pcm

2 bedroom apartment

Woolcombers Way, Bradford

+ Add to report

NO LONGER ADVERTISED

MODERN APARTMENT | POPULAR LOCATION | GAS CENTRAL HEATING | WELL PRESENTED | GROUND FLOOR | PART ...

SOLD PRICE HISTORY

27 Mar 2007






£108,000

Marketed from 3 Aug 2023 to 8 Aug 2023 (5 days) by Hamilton Bower, Shipley

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Short Assured Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



www.letproperty.co.uk

Broadstone Way, Bradford, BD4 0HA

PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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