

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mandale Road, Bradford, BD6

205038849

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Mandale Road, Bradford, BD6

Get instant cash flow of **£700** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.2%** 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...**



Mandale Road, Bradford,  
BD6

205038849



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**With Parking**

**Spacious Backyard**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £1,150**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Initial Outlay



## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

# Projected Investment Return



LET PROPERTY



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 £700 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£700	£1,150
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent		Freehold
Letting Fees	£70.00	£115.00
Total Monthly Costs	£553.75	£598.75
Monthly Net Income	£146.25	£551.25
Annual Net Income	£1,755.00	£6,615.00
Net Return	4.08%	15.38%

# Return Stress Test Analysis Report



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

Annual Net Income	<b>-£5,805.00</b>
Adjusted To	
Net Return	<b>-13.50%</b>

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

Annual Net Income	<b>-£8,055.00</b>
Adjusted To	
Net Return	<b>-18.73%</b>

# 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 £165,000.



£165,000



## 3 bedroom semi-detached house for sale

Churn Drive, Buttershaw, Bradford, BD6

+ Add to report

### CURRENTLY ADVERTISED

NO CHAIN | MODERN DETACHED PROPERTY | THREE BEDROOMS | TWO RECEPTIONS | GCH DG PARKING | POPULAR ...

### SOLD PRICE HISTORY

28 Nov 2014

£100,000

31 Mar 2006

£117,000



£165,000



## 3 bedroom semi-detached house for sale

Mandale Road, Horton Bank Top, Bradford

+ Add to report

### NO LONGER ADVERTISED SOLD STC

SEMI-DETACHED | THREE BEDROOMS | DINING KITCHEN | REAR PORCH | NO ONWARD CHAIN | REAR GARDEBN NOT...

### SOLD PRICE HISTORY

3 Feb 2023

£157,500

22 Mar 2005

£120,000

25 Feb 2005

£95,000

# Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

## 3 bedroom detached house

Gracy Fold Bradford, BD6 3FE

+ Add to report

NO LONGER ADVERTISED

LET AGREED

\*\* DEPOSIT FREE OPTION AVAILABLE \*\* | THREE BEDROOM DETACHED HOUSE | IDEAL FOR PROFESSIONALS COUP...



£1,100 pcm

## 3 bedroom detached house

Chartwell Drive, Bradford, BD6

+ Add to report

NO LONGER ADVERTISED

No Agent Fees | Property Reference Number: 1998396

Marketed from 23 Feb 2024 to 25 Feb 2024 (2 days) by OpenRent, London

# 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: **YES**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **YES**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **YES**

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.



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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.



**LET PROPERTY**