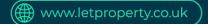


LET PROPERTY PACK

INVESTMENT INFORMATION

Norwood Road, Shipley, BD18

208039178











Property Description

Our latest listing is in Norwood Road, Shipley, BD18

Get instant cash flow of £3,000 per calendar month with a 12.0% Gross Yield for investors.

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...







Norwood Road, Shipley, BD18



5 Bedrooms

3 Bathrooms

Modern Lounge

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £3,000

Market Rent: £3,000

208039178

Lounge









Utility Room





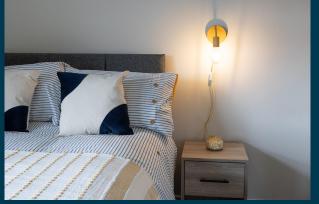


Bedroom









Bathroom









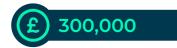
Initial Outlay





Figures based on assumed purchase price of £300,000.00 and borrowing of £225,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£75,000.00**

SDLT Charge 11500

Legal Fees £1,000.00

Total Investment £87,500.00

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.

Returns Based on Rental Income	£3,000
Mortgage Payments on £225,000.00 @ 5%	£937.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£300.00
Total Monthly Costs	£1,252.50
Monthly Net Income	£1,748
Annual Net Income	£20,970
Net Return	23.97%

Return Stress Test Analysis Report





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

Annual Net Income

£14,970

Adjusted To

Net Return

17.11%

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

Annual Net Income

£16,470

Adjusted To

Net Return

18.82%

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 £350,000.



5 bedroom detached house for sale

Redburn Avenue, Shipley

NO LONGER ADVERTISED SOLD STC

DECEPTIVELY SPACIOUS | FAMILY SIZED | Detached House In Cul-De-Sac | Five Bedrooms | Three Recept...

£350,000

SOLD PRICE HISTORY



4 bedroom terraced house for sale

Norwood Road, Shipley, West Yorkshire

NO LONGER ADVERTISED SOLD STC

4 Bedrooms | Family Property | Good Size | Excellent Transport Links | Easy Distance Local Amenit...

£169,995

SOLD PRICE HISTORY

+ Add to report

+ Add to report

Rent Comparables Report



+ Add to report

+ Add to report

This property is situated in a high demand rental area with rents achieving as much as £1,750 based on the analysis carried out by our letting team at **Let Property Management**.



£1,750 pcm



£1,300 pcm

5 bedroom terraced house

116 Bradford Rd, Shipley, BD18 3DF

NO LONGER ADVERTISED LET AGREED

Period Executive Residence | High standard of Fittings and Fixtures | Large kitchen/Dinner | 2 x ...

SOLD PRICE HISTORY

4 bedroom detached house

Redburn Drive, SHIPLEY

NO LONGER ADVERTISED LET AGREED

ENERGY RATING B | OFF ROAD PARKING | FOUR BED DETACHED | BESPOKE NEW BUILD | GF SHOWER ROOM | DIN...

Marketed from 19 Oct 2021 to 8 Dec 2021 (50 days) by William H. Brown Lettings, Wibsey

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: 2 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.





www.letproperty.co.uk

Norwood Road, Shipley, BD18

Interested in this property investment?

Call us on **0141 478 0985**



