

LET PROPERTY PACK

INVESTMENT INFORMATION

Norwood Road, Shipley,
BD18

208039178

 www.letproperty.co.uk





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

208039178



Property Key Features

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

Lounge



Utility Room



Bedroom



Bathroom





ASSUMED PURCHASE PRICE

£ 300,000

25% Deposit	£75,000.00
SDLT Charge	11500
Legal Fees	£1,000.00
Total Investment	£87,500.00

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.

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.



£350,000

5 bedroom detached house for sale

Redburn Avenue, Shipley

+ Add to report

NO LONGER ADVERTISED SOLD STC

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

SOLD PRICE HISTORY



£169,995

4 bedroom terraced house for sale

Norwood Road, Shipley, West Yorkshire

+ Add to report

NO LONGER ADVERTISED SOLD STC

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

SOLD PRICE HISTORY

Rent Comparables 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

5 bedroom terraced house

116 Bradford Rd, Shipley, BD18 3DF

+ Add to report

NO LONGER ADVERTISED LET AGREED

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

SOLD PRICE HISTORY



£1,300 pcm

4 bedroom detached house

Redburn Drive, SHIPLEY

+ Add to report

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**
-  Standard Tenancy Agreement In Place: **YES**
-  Fully compliant tenancy: **YES**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **2 years+**
-  Payment history: **On time for length of tenancy**

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

208039178

Interested in this
property investment?

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.



LETPROPERTY