

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

15 Mayfield Terrace  
Bradford  
BD12 9QA

# PROPERTY DETAILS

15 Mayfield Terrace  
Bradford  
BD12 9QA

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OFFERS IN THE REGION OF  
£160,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom house situated in the sought after area of Bradford

**Type Of Home** Semi-detached

**Tenure** Freehold

**Rent** £700/PCM

**Returns** £8,400

**Yield** 6.3%

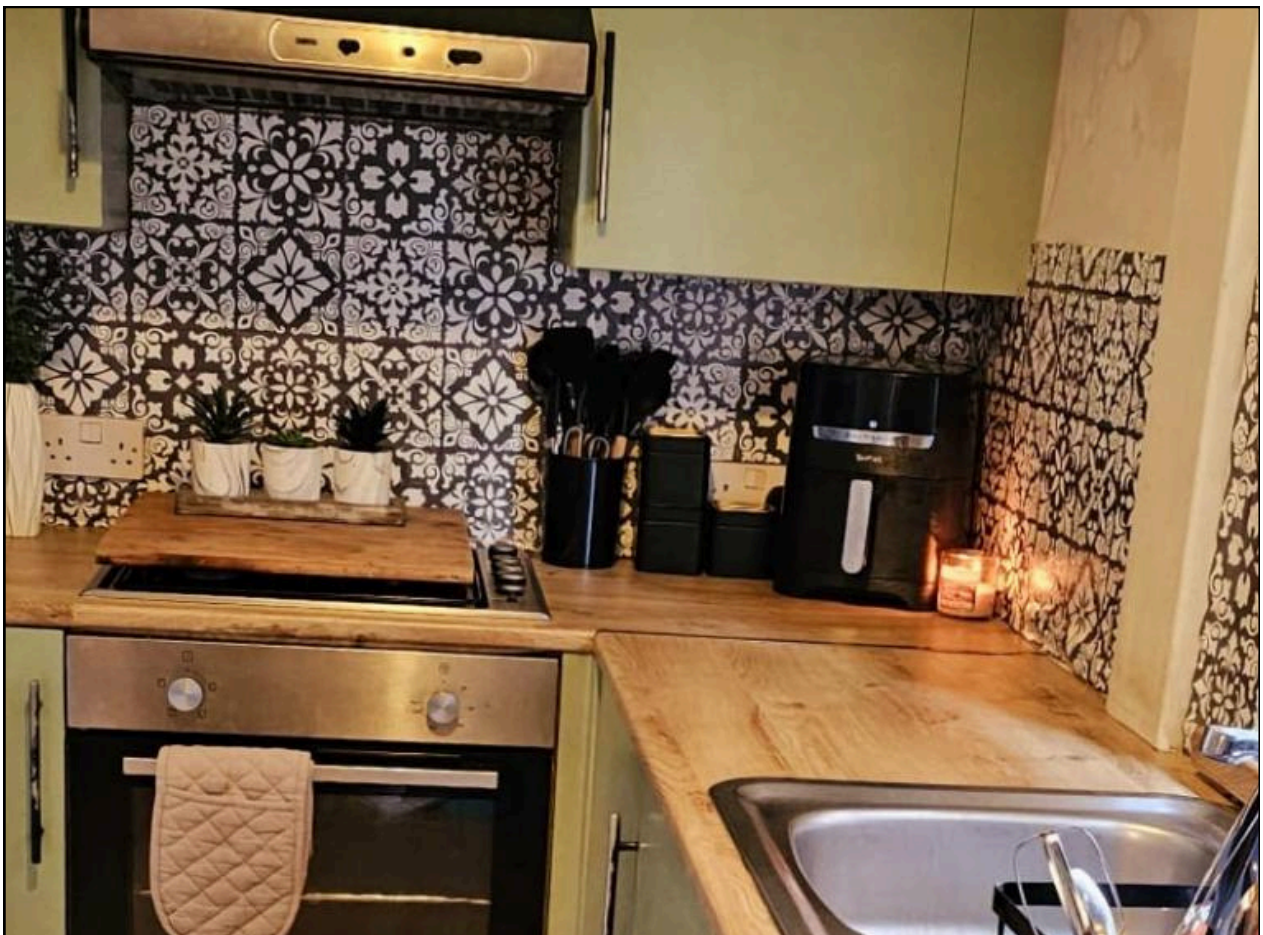
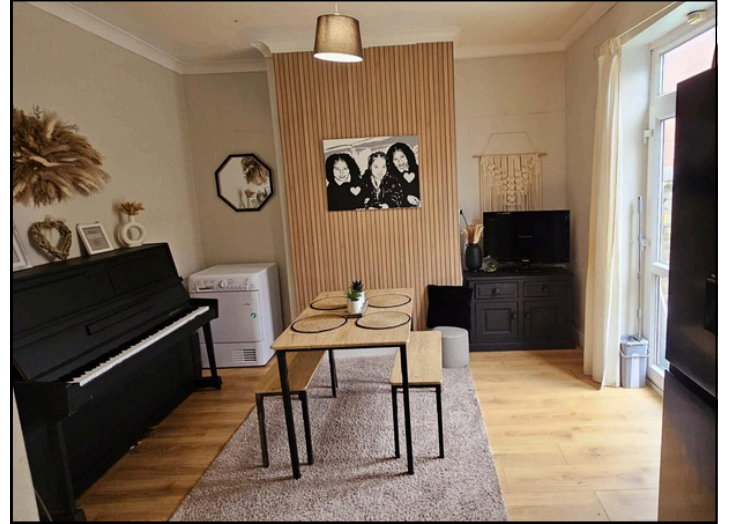
**Bedrooms** 3

**Bathrooms** 1

**Reception** 1

**Area Sqft** 990

# PROPERTY IMAGES



# PROPERTY IMAGES



# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.

2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase  
over the next 5 years based on the current market value.

- **Page 8 – Current annual rent returns for a cash purchase.**
- **Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.**
- **Page 10 – Historic increase in value & potential future increase in value. Within the area.**
- **Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years**

# RETURN AT CURRENT RENT £700/PCM

Cash Purchase Investment/ Current Return = **5 % Yield**

## Investment

House Purchase Price	£160,000
LBTT	£4,800
Legal Fees	£1,000
Total Investment	£165,800

## Income

Annual Income	£8,400
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£8,400

BTL Mortgage Investment/ Current Return = **6.2 % Yield**

## Investment

25% Of Purchase Price	£40,000
LBTT	£4,800
Legal Fees	£1,000
Total Investment	£45,800

## Income

Potential Annual Income	£8,400
Less Mortgage Int	£5,520
Service Charge & Ground Rent	£0
Net Annual Income	£2,880

\*Assumed 25% deposit & BTL interest rate of 4.6%

# RETURN AT POTENTIAL RENT £830/PCM

Cash Purchase Investment/ Current Return = **6 % Yield**

## Investment

House Purchase Price	£160,000
LBTT	£4,800
Legal Fees	£1,000
Total Investment	£165,800

## Income

Annual Income	£9,960
Less Mortgage	£0
Service Charge & Ground Rent	£0
Net Annual Income	£9,960

BTL Mortgage Investment/ Current Return = **9.7% Yield**

## Investment

25% Of Purchase Price	£40,000
LBTT	£4,800
Legal Fees	£1,000
Total Investment	£45,800

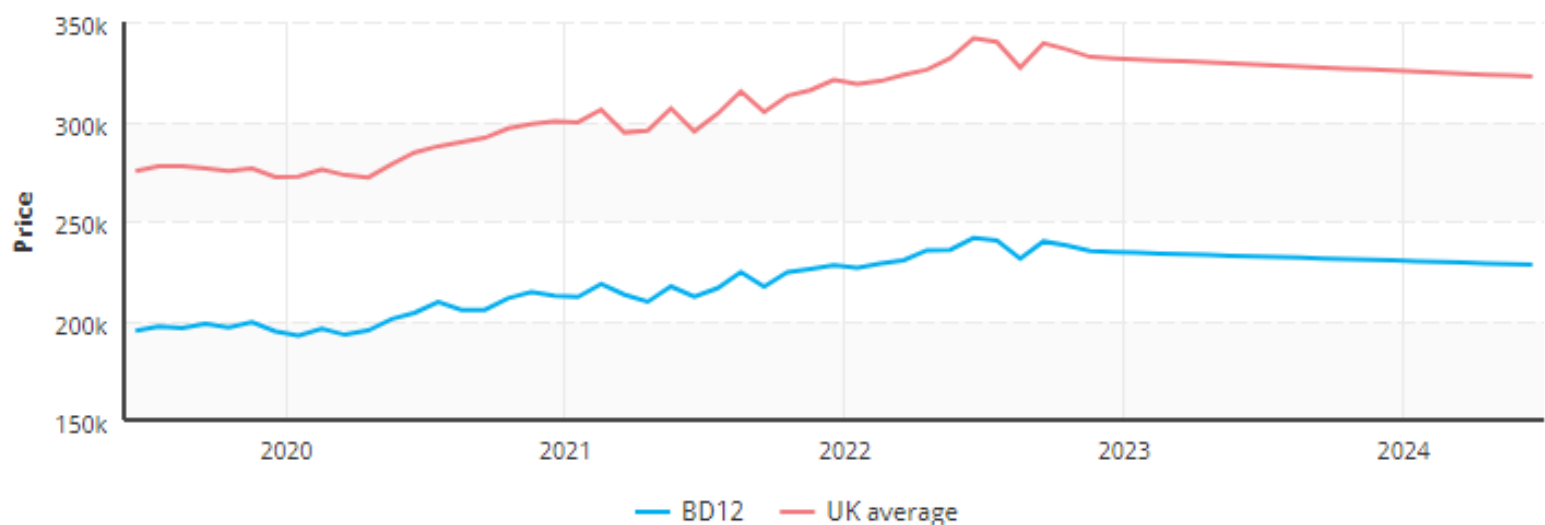
## Income

Potential Annual Income	£9,960
Less Mortgage Int	£5,520
Service Charge & Ground Rent	£0
Net Annual Income	£4,440

\*Assumed 25% deposit & BTL interest rate of 4.6%

# PROJECTED FUTURE VALUE

## House prices in the BD12 Area In The Last 5 Years



Historically, House prices in the BD12 area have risen by 20%



# TENANT POTENTIAL RETURN OVER 5 YEARS

## BASED ON THE POTENTIAL RENT

### 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **50.2%**

Cash Investment	£165,800
5 Year Income	£49,800
Potential Increase In Value (based off of CMV of £167k)	£33,400
House Price In 5 Years	£200,400 (conservatively)
Total Potential Return	£83,200

BTL Mortgage Investment/Potential Total Return **77.7%**

Cash Investment	£45,800
5 Year Net Income	£22,200
Potential Increase In Value	£33,400
Total Potential Return	£35,600

# LOCAL SALES ACTIVITY



**B** **£145,000**  
Mayfield View, Wyke, Bradford BD12 **ARCHIVED** **Distance: 0.01 miles**

**3** **Terraced house / Freehold**

\*\* three bedroom mid terrace \*\* living accommodation set over three floors \*\* gardens front & rear \*\* available with no onward chain \*\* modern kitchen \*\* on street parking \*\* This property benefits ...

**Sale date:** Dec 2003  
**Price:** £57,500



**C** **£215,000**  
Balme Street, Wyke, Bradford BD12 **Distance: 0.04 miles**

**4** **Semi-detached house**

A well-presented four-bedroom, semi-detached home situated within the sought-after residential area of Balme Street, Wyke. Comprised over three floors benefiting from modern, open-plan living and ...

**Sale date:** Mar 2018  
**Price:** £184,995



**D** **£119,950**  
Huddersfield Road, Wyke, Bradford BD12 **ARCHIVED** **Distance: 0.09 miles**

**2** **Terraced house / Freehold**

\*\*\*\*\* well presented two bedroom terrace house - lounge & dining kitchen - fitted bedroom furniture - enclosed rear garden - no chain \*\*\*\*\* This property has gas central heating and PVCu double ...

**Sale date:** Feb 2006  
**Price:** £92,500



**E** **£130,000**  
Huddersfield Road, Wyke, Bradford BD12 **ARCHIVED** **Distance: 0.1 miles**

**2** **Terraced house / Freehold**

\* available with no onward chain \* investment opportunity \* in need of modernisation \* Stone Built Two Bedroom Mid Terrace Property with potential for a double dormer. Located in the popular ...

**Sale date:** Jun 2004 Nov 1995

# LOCAL LETTINGS ACTIVITY



**T** **£850 pcm (£196 pw)**  
Clay Hill Drive, Wyke, Bradford BD12 **ARCHIVED** **Distance:** 0.09 miles

**3** **Town house**

\*\*\*\*\* three bedroom end town house in wyke with enclosed rear garden  
\*\*\*\*\* Situated in the popular location of Wyke being ideal for commuting to Brighouse/Halifax and Bradford with the ...



**U** **£850 pcm (£196 pw)**  
Clay Hill Drive, Wyke, Bradford BD12 **ARCHIVED** **Distance:** 0.09 miles

**3** **Town house**

\*\*\*\*\* three bedroom end town house in wyke with enclosed rear garden  
\*\*\*\*\* Situated in the popular location of Wyke being ideal for commuting to Brighouse/Halifax and Bradford with the ...



**V** **£695 pcm (£160 pw)**  
Huddersfield Road, Wyke, Bradford BD12 **ARCHIVED** **Distance:** 0.09 miles

**2** **Terraced house**

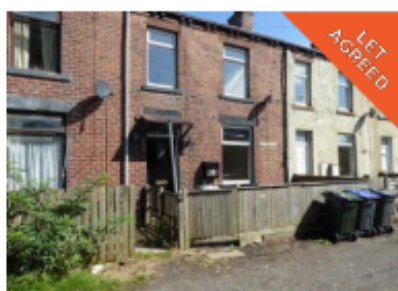
\*\* two double bedroom mid terrace \*\* wyke village \*\* £695PCM \*\* Well presented through out, Unfurnished, two double bedroom mid terrace property, which benefits from gas central heating, upvc ...



**W** **£625 pcm (£144 pw)**  
Worthing Head Road, Bradford BD12 **Distance:** 0.12 miles

**2** **Terraced house**

\*\*\* please do not attempt to place A holding deposit before being accepted \*\*\* Cosy 2 Bed End Cottage overlooking the park => 2 good sized double bedrooms => Fully refurbished just a few y... \*\* ...

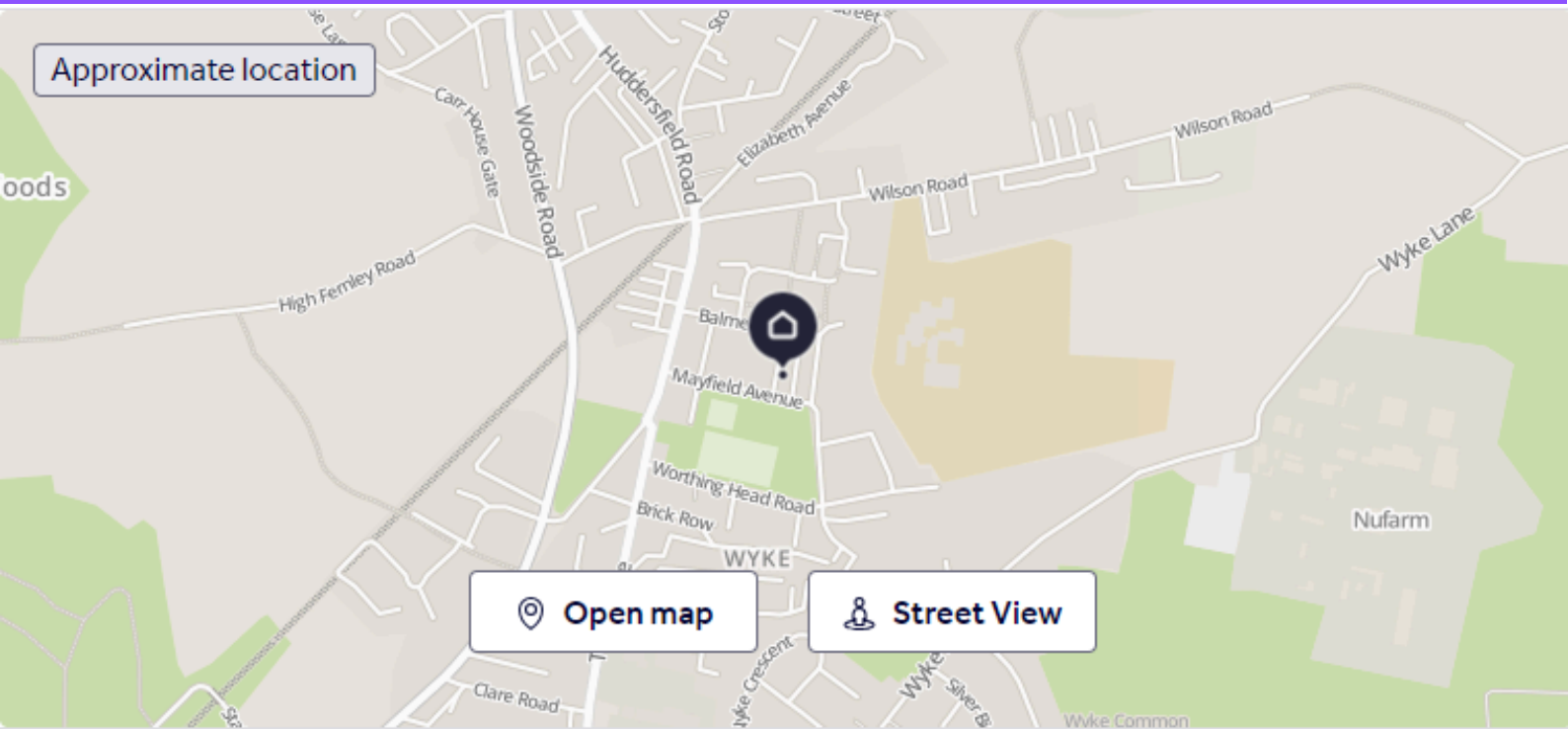


**X** **£550 pcm (£127 pw)**  
Brick Row, Wyke, Bradford BD12 **ARCHIVED** **Distance:** 0.15 miles

**2** **Terraced house**

Modernised and freshly decorated is this two bedroom mid terrace property in the popular location of Wyke. The property has a pleasant open outlook to the front and benefits from the home comforts ...




# LOCAL SCHOOLS



Stations

**Schools**

## NEAREST SCHOOLS ⓘ

-  **Worthinghead Primary School** 0.2 miles  
State School | Ofsted: Good
-  **Appleton Academy** 0.3 miles  
State School | Ofsted: Good
-  **Shirley Manor Primary School** 0.7 miles  
State School | Ofsted: Good
-  **Hill Top CofE Primary School** 0.9 miles  
State School | Ofsted: Good

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# Contact Information



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