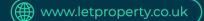


LET PROPERTY PACK

INVESTMENT INFORMATION

Low Moor, Bradford, BD12 OLA

209817428











Property Description

Our latest listing is in Low Moor, Bradford, BD12 OLA

Get instant cash flow of £550 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £728 which would provide the investor a Gross Yield of 6.9% if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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







Low Moor, Bradford, BD12 OLA



3 bedrooms

1 bathroom

Good Condition

Close proximity to valuable amenities

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Current Rent: £550

Market Rent: £728

209817428

Lounge







Kitchen

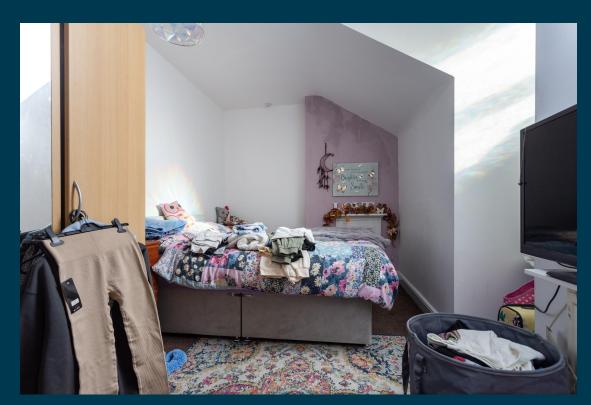






Bedrooms



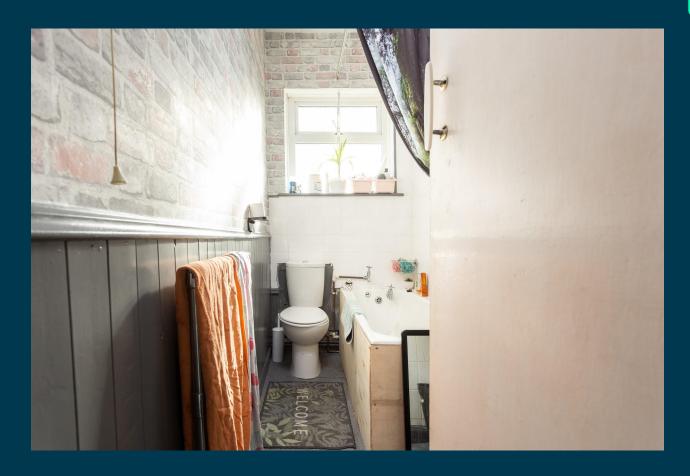






Bathroom





Exterior









Initial Outlay





Figures based on assumed purchase price of £127,000 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£31,750.00**

SDLT Charge £3,810

Legal Fees £1,000.00

Total Investment £36,560.00

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 £550 per calendar month but the potential market rent is



Returns Based on Rental Income	£550	£728
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£55.00	£72.80
Total Monthly Costs	£466.88	£484.68
Monthly Net Income	£83.13	£243.33
Annual Net Income	£997.50	£2,919.90
Net Return	2.73%	7.99%

Return Stress Test Analysis Report





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

Annual Net Income

£1,463.90

Adjusted To

Net Return

4.00%

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

Annual Net Income

£1,014.90

Adjusted To

Net Return

2.78%

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 £150,000.



3 bedroom terraced house for sale

+ Add to report

Cleckheaton Road, Low Moor, Bradford, West Yorkshire, BD12

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Sep 2024 by Whitegates, Bradford

£150,000



+ Add to report

First Street, Bradford, BD12

CURRENTLY ADVERTISED

Marketed from 6 Nov 2023 by Purplebricks, covering Bradford

3 bedroom end of terrace house for sale

£120,000

transmitted that it arrests this in the first fit is the first

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at Let Property Management.



3 bedroom end of terrace house

+ Add to report

Richardson Street, Oakenshaw, Bradford, West Yorkshire, BD12

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Jul 2024 to 20 Aug 2024 (33 days) by Reeds Rains, Cleckheaton



£750 pcm

3 bedroom terraced house

+ Add to report

Pyrah Street, Wyke, Bradford

NO LONGER ADVERTISED

Marketed from 25 Jul 2024 to 29 Jul 2024 (3 days) by Coubrough Holmes, Bradford

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: 2years +



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.





Interested in this property investment?

Call us on **0141 478 0985**

Low Moor, Bradford, BD12 OLA



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.