

LET PROPERTY PACK

INVESTMENT INFORMATION

Westwood Hall, Bradford,
BD6

211814664

 www.letproperty.co.uk





Property Description

Our latest listing is in Westwood Hall, Bradford, BD6

Get instant cash flow of **£495** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a tenant currently situated. A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.

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



Westwood Hall, Bradford,
BD6

211814664



Property Key Features

1 Bedroom

1 Bathroom

Lounge and Kitchen

Spacious Room

Factor Fees: £110 pm

Ground Rent: TBC

Lease Length: 232 years

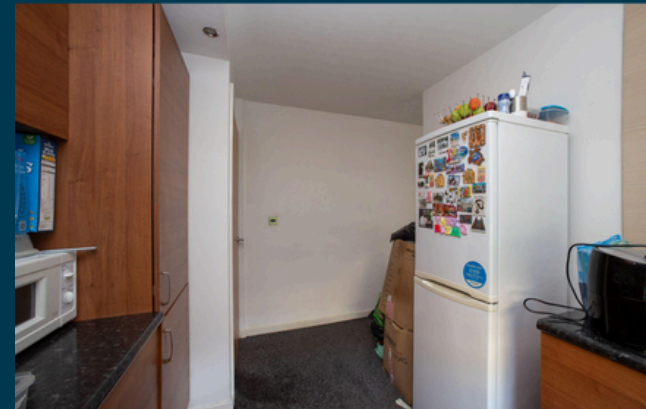
Current Rent: £495

Market Rent: £650

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £70,000.00 and borrowing of £52,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 70,000.00

25% Deposit	£17,500.00
SDLT Charge	£3,500
Legal Fees	£ 1,000.00
Total Investment	£22,000.00

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 £495 per calendar month but the potential market rent is

£ 650

Returns Based on Rental Income	£495	£650
Mortgage Payments on £52,500.00 @ 5%	£218.75	
Est. Building Cover (Insurance)	£ 15.00	
Approx. Factor Fees	£110	
Ground Rent	TBC	
Letting Fees	£49.50	£65.00
Total Monthly Costs	£393.25	£408.75
Monthly Net Income	£101.75	£241.25
Annual Net Income	£ 1,221.00	£2,895.00
Net Return	5.55%	13.16%

Return Stress Test Analysis Report



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

Annual Net Income **£1,595.00**

Adjusted To

Net Return **7.25%**

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

Annual Net Income **£1,845.00**


Adjusted To

Net Return **8.39%**

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 £110,000.00.



1 bedroom terraced house for sale



Pastureside Terrace West, Clayton, Bradford

NO LONGER ADVERTISED **SOLD STC**

Marketed From 18 Sep 2023 to 23 Feb 2024 (157 days) by William H. Brown, Wilsley

One bedroom | Back to back terrace property | Yard to the front | Well presented throughout | £11...

£110,000




View floor plan

Sold price history: [View](#)
09/02/2024 £110,000

EPC: [View](#)

(Approx.) Sqft: **743 sq ft** Price (€) per sqft: **£148.11**

[+ Add to report](#)



1 bedroom end of terrace house for sale

Wellington Street, Queensbury, Bradford

CURRENTLY ADVERTISED **SOLD STC**

Marketed From 17 Oct 2024 by Sugdens, Queensbury

End Front Terrace | One Bedroom + Occasional Room | Excellent Condition Throughout | Open Plan Lo...



£105,000

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

 £650 pcm	<p>1 bedroom house share</p> <p>Sandbeds, Queensbury, Bradford, BD13</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 1 Nov 2024 by OpenRent, London</p> <p>No Agent Fees Room Only (Shared House) Students Can Enquire Property Reference Number: 2279582</p> <p>+ Add to report</p>
 £650 pcm	<p>1 bedroom end of terrace house</p> <p>Brunswick Street, Bradford, BD13</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 15 May 2024 to 15 May 2024 by OpenRent, London</p> <p>No Agent Fees Property Reference Number: 2071635</p> <p>+ Add to report</p>

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?

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.

