

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradford Road, Tingley,
WF3

213715613

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradford Road, Tingley, WF3

Get instant cash flow of **£650** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **8.0%** if the rent was increased to market rate.

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...



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Property Key Features

2. Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £600 per year

Ground Rent: £150 per year

Lease Length: 105 yrs

Current Rent: £650

Market Rent: £1,000

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£43,000.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 1,000

Returns Based on Rental Income	£650	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£12.50	
Letting Fees	£65.00	£100.00
Total Monthly Costs	£611.25	£646.25
Monthly Net Income	£38.75	£353.75
Annual Net Income	£465.00	£4,245.00
Net Return	1.08%	9.87%

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.



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,245.00**
Adjusted To

Net Return **5.22%**

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

Annual Net Income **£2,145.00**
Adjusted To

Net Return **4.99%**

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 £155,000.



£155,000

2 bedroom terraced house for sale

+ Add to report

Common Lane, Wakefield, WF3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 17 Sep 2022 to 28 Feb 2023 (163 days) by Strike, Yorkshire



£130,000

2 bedroom end of terrace house for sale

+ Add to report

The Avenue, Tingley, Wakefield WF3 1NP

NO LONGER ADVERTISED **SOLD STC**

Marketed from 14 Oct 2020 to 2 Mar 2021 (138 days) by EweMove, Covering Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Thirlmere Drive, Tingley, WAKEFIELD WF3 1PU

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2024 to 16 Apr 2024 (42 days) by EweMove, Covering Yorkshire



£900 pcm

3 bedroom terraced house

+ Add to report

Thirlmere Drive, Wakefield, WF3

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 16 Aug 2024 (6 days) by OpenRent, London

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.



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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.



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