

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Keepers End, Bingley, BD16

213985446

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Keepers End, Bingley, BD16

Get instant cash flow of **£950** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **5.2%** 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 investors portfolio.**

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



Keepers End, Bingley,  
BD16

213985446



## Property Key Features

**3 Bedroom**

**3 Bathroom**

**Lounge and Kitchen**

**Spacious Rooms**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £1,000**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £230,000.00 and borrowing of £172,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 230,000.00

25% Deposit £57,500.00

SDLT Charge £11,500

Legal Fees £1,000.00

Total Investment £70,000.00



# Projected Investment Return



The monthly rent of this property is currently set at £950 per calendar month but the potential market rent is

£ 1,000

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	£950	£1,000
Mortgage Payments on £172,500.00 @ 5%	£718.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£95.00	£100.00
Total Monthly Costs	£828.75	£833.75
Monthly Net Income	£121.25	£166.25
Annual Net Income	£1,455.00	£1,995.00
Net Return	2.08%	2.85%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£5.00**  
Adjusted To

Net Return                      **-0.01%**

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


Annual Net Income      **-£1,455.00**  
Adjusted To

Net Return                      **-2.08%**

# 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 £250,000.00.



**3 bedroom end of terrace house for sale**


Gilstead Lane, Gilstead, Bingley, West Yorkshire, BD16

**CURRENTLY ADVERTISED**

Marketed from 24 Jan 2025 by Dacre Son & Hartley, Bingley


Stone built period home | End terrace property | Three bedrooms | Village location | Gardens | Su...

**£250,000**



[View floor plan](#)

[+ Add to report](#)



**3 bedroom end of terrace house for sale**

York Street, Bingley, West Yorkshire, BD16

**CURRENTLY ADVERTISED**

Marketed from 18 Jan 2025 by Dacre Son & Hartley, Bingley

Fantastic modern end-of-terrace house | Offering three good-sized bedrooms | A stunning dining kitchen ...



**£250,000**

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.

 £1,000 pcm	<p><b>3 bedroom end of terrace house</b></p> <p>Swan Avenue, Bingley, BD16</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 19 Aug 2023 to 30 Aug 2023 (11 days) by OpenRent, London</p> <p>No Agent Fees   Students Can Enquire   Property Reference Number: 1714532</p>	<a href="#">+ Add to report</a>
 £1,000 pcm	<p><b>3 bedroom semi-detached house</b></p> <p>Crosley View, Bingley, BD16 4QZ</p> <p><b>NO LONGER ADVERTISED</b></p> <p>Marketed from 15 Jun 2023 to 27 Jun 2023 (12 days) by LettingaProperty.com, Nationwide - Lettings</p> <p>Front and Rear Gardens   Driveway   0.9 miles to Bingley train station   Within walking distance o...</p>	<a href="#">+ Add to report</a>



# 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.



**LETPROPERTY**