

LET PROPERTY PACK

INVESTMENT INFORMATION

Brackendale, Bradford, BD10

216344552











Property Description

Our latest listing is in Brackendale, Bradford, BD10

This property has a potential to rent for £772 which would provide the investor a Gross Yield of 10.4% if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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







Brackendale, Bradford, BD10



2 Bedrooms

1 Bathroom

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £80.00 PM

Ground Rent: £25.00 PM

Lease Length: 105 years

Market Rent: £772

216344552

Lounge









Kitchen









Bedrooms





Bathroom







Exterior









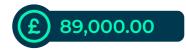
Initial Outlay





Figures based on assumed purchase price of £89,000.00 and borrowing of £66,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£22,250.00**

SDLT Charge £4,450

Legal Fees £1,000.00

Total Investment £27,700.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

Returns Based on Rental Income	£772
Mortgage Payments on £66,750.00 @ 5%	£278.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£80.00
Ground Rent	£25.00
Letting Fees	£77.20
Total Monthly Costs	£475.33
Monthly Net Income	£296.68
Annual Net Income	£3,560.10
Net Return	12.85%

Return Stress Test Analysis Report





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

Annual Net Income

£2,016.10

Adjusted To

Net Return

7.28%

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

Annual Net Income

£2,525.10

Adjusted To

Net Return

9.12%

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 £109,950.



£109,950

2 bedroom apartment for sale

Brackendale, Bradford

NO LONGER ADVERTISED

Marketed from 12 Dec 2023 to 4 Apr 2024 (114 days) by Hunters, Yeadon, Guiseley and Surrounding



£89,995

2 bedroom apartment for sale

Brackendale Court, Thackley

NO LONGER ADVERTISED

Marketed from 9 Aug 2022 to 19 Oct 2022 (70 days) by Righthaus Properties, Bradford

+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom flat

+ Add to report

Leeds Road, Bradford, West Yorkshire, BD10

NO LONGER ADVERTISED

LET AGREED

Marketed from 19 Jun 2023 to 28 Sep 2023 (100 days) by Virtue Estate Agents, Leeds

£800 pcm



2 bedroom flat

+ Add to report

Baildon, Bradford, BD17

NO LONGER ADVERTISED

Marketed from 16 Nov 2024 to 16 Nov 2024 by OpenRent, London

£750 pcm





Interested in this property investment?

Call us on **0141 478 0985**



Brackendale, Bradford, BD10



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.