

LET PROPERTY PACK

INVESTMENT INFORMATION

Brackendale, Bradford,
BD10

216344552

 www.letproperty.co.uk





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

216344552



Property Key Features

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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 89,000.00

| | |
|------------------|------------|
| 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

+ Add to report



£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

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**.



£800 pcm

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



£750 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



www.letproperty.co.uk

Brackendale, Bradford, BD10

216344552

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