

LET PROPERTY PACK

INVESTMENT INFORMATION

School Street, Bradford,
BD4 6DT

216969492

 www.letproperty.co.uk





Property Description

Our latest listing is in School Street, Bradford, BD4 6DT

Get instant cash flow of **£850** per calendar month with a **7.85%** Gross Yield for investors.

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

1 Bathroom

On-street parking

Private rear garden

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

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.

PROPERTY VALUATION

£ 150,000.00

25% Deposit

£37,500.00

Stamp Duty ADS @ 8%

[Field - Stamp Duty ADS @ 8%]

LBTT Charge

[Field - LBTT Charge]

Legal Fees

£1,000.00

Total Investment

£46,500.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month but the potential market rent is



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	£850
Mortgage Payments on £112,500.00 @ 5%	£468.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£568.75
Monthly Net Income	£281.25
Annual Net Income	£3,375.00
Net Return	7.26%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,675.00**
Adjusted To

Net Return **3.60%**

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



Annual Net Income **£1,125.00**
Adjusted To

Net Return **2.42%**

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 £160,000.

 £160,000	<p>2 bedroom end of terrace house for sale</p> <p>Allen Croft, Birkenshaw, Bradford</p> <p>CURRENTLY ADVERTISED SOLD STC</p> <p>Marketed from 8 Mar 2025 by DPSH, Morley</p> <p>**Virtual Tour Available** Immaculately Presented High Quality Fixtures And Fittings Modern...</p>	+ Add to report
 £155,000	<p>2 bedroom end of terrace house for sale</p> <p>Toftshaw Lane, Bradford, West Yorkshire, BD4</p> <p>NO LONGER ADVERTISED</p> <p>Marketed from 21 Aug 2024 to 12 Dec 2024 (112 days) by Whitegates, Bradford</p> <p>Two Bedrooms End terraced Cottage Well Presented DG & CH Village Location EPC Rating: C...</p>	+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £880 based on the analysis carried out by our letting team at **Let Property Management**.



£880 pcm

2 bedroom end of terrace house

4 Copley Street, Batley, WF17 8JA

NO LONGER ADVERTISED

Marketed from 12 Jul 2024 to 17 Jul 2024 (4 days) by Wilcock, Mirfield

+ Add to report

2 DOUBLE BEDROOMS | LARGE LIVING ROOM | SEPARATE KITCHEN | GARDEN TO THE FRONT | CLOSE TO MAIN TR...



£875 pcm

2 bedroom end of terrace house

Hough Tree Terrace, Bramley, Leeds, LS13

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2025 to 15 Mar 2025 (43 days) by Linley & Simpson, Pudsey

+ Add to report

Linley and Simpson are delighted to offer for rent this well presented two double bedroom end ter...

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for length of tenancy**

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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PROPERTY ID: 216969492

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