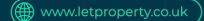


# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

School Street, Bradford, BD4 6DT

216969492











### **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...











## **Property Key Features**

2 Bedrooms

1 Bathroom

**On-street parking** 

Private rear garden

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

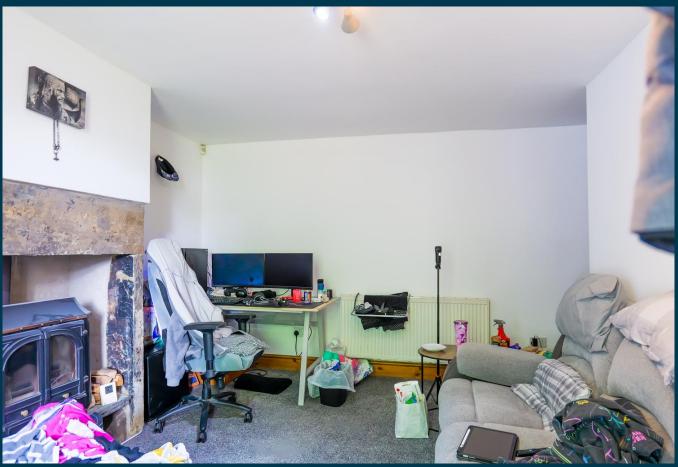
Lease Length: Freehold

Current Rent: £850

216969492

## Lounge





# Kitchen





## **Bedrooms**





# Bathroom





## **Exterior**







## **Initial Outlay**





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**



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	ТВС
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	<b>7.26</b> %

### Return Stress Test Analysis Report





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

£1,675.00

Annual Net Income

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.





### 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

+ Add to report

4 Copley Street, Batley, WF17 8JA

#### NO LONGER ADVERTISED

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

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



£875 pcm

#### 2 bedroom end of terrace house

+ Add to report

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

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



Current term of tenancy: **Moved in** within the last 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.







Call us on **0141 478 0985** 



School Street, Bradford, BD4 6DT



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.