

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Queensbury Square,  
Queensbury, Bradford,  
BD13 1PS

214550420

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





## Property Description

Our latest listing is in Queensbury Square, Queensbury, Bradford, BD13 1PS

Get instant cash flow of **£950** per calendar month with a **6.51%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.89%** if the rent was increased to market rate.

**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

**3 Bedrooms**

**2 Bathrooms**

**Well Maintained Property**

**Private Front and Rear Gardens**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £950**

**Market Rent: £1,150**



# Lounge



# Kitchen



# Bedrooms





# Bathroom



# Exterior







Figures based on assumed purchase price of £201,000.00 and borrowing of £150,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 201,000.00

25% Deposit £50,250.00

SDLT Charge £11,570

Legal Fees £1,000.00

**Total Investment £62,820.00**

# Projected Investment Return



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

£ 1,150



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



Returns Based on Rental Income	£950	£1,150
Mortgage Payments on £150,750.00 @ 5%	£628.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£95.00	£115.00
Total Monthly Costs	£738.13	£758.13
Monthly Net Income	£211.88	£391.88
Annual Net Income	£2,542.50	£4,702.50
Net Return	4.05%	7.49%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,402.50**  
Adjusted To

Net Return                      **3.82%**

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

Annual Net Income      **£1,687.50**  
Adjusted To

Net Return                      **2.69%**



# 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 £210,000.



£210,000

## 3 bedroom detached house for sale

+ Add to report

Hunters Park Avenue, Clayton

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Jul 2024 to 19 Nov 2024 (131 days) by Hamilton Bower, Northowram

Three bedrooms | Detached property | Ideal family home | Off-street parking | Attached garage | P...



£209,950

## 3 bedroom detached house for sale

+ Add to report

Hollingwood Mount, Bradford, BD7

NO LONGER ADVERTISED

Marketed from 26 Jul 2024 to 26 Mar 2025 (243 days) by Yopa, East Midlands & Yorkshire

Up and over sectional electrical garage | Drive | View at the rear of the house | Private rear ga...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

## 3 bedroom detached house

Dean House Gate, Bradford, BD15

NO LONGER ADVERTISED

Marketed from 22 Jan 2025 to 2 Mar 2025 (39 days) by OpenRent, London

No Agent Fees | Property Reference Number: 2360339

+ Add to report



£1,195 pcm

## 3 bedroom detached house

Clayfield Drive, Bradford

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 2 Oct 2024 (15 days) by Chiltern Hills, High Wycombe

Detached - Part Furnished | 3 Beds + 2 Receptions | 1 Bathroom | Shower | No special accessibilit...

+ Add to report

# 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.





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

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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**