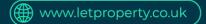


## LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bingley Road, Bradford, BD9

219507643











#### **Property Description**

Our latest listing is in Bingley Road, Bradford, BD9

This property has a potential to rent for £750 which would provide the investor a Gross Yield of 6.7% if the rent was increased to market rate.

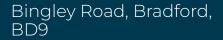
For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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











## **Property Key Features**

1 Bedroom

1 Bathroom

**Spacious Lounge** 

**Good Condition** 

Factor Fees: £91.00

**Ground Rent: Leasehold** 

Lease Length: 247 years

Market Rent: £750

219507643

## Lounge









## Kitchen









## **Bedrooms**





## Bathroom





## **Exterior**









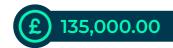
#### **Initial Outlay**





Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£33,750.00** 

SDLT Charge £6,950

Legal Fees £1,000.00

Total Investment £41,700.00

#### **Projected Investment Return**





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

| Returns Based on Rental Income        | £750      |
|---------------------------------------|-----------|
| Mortgage Payments on £101,250.00 @ 5% | £421.88   |
| Est. Building Cover (Insurance)       | £15.00    |
| Approx. Factor Fees                   | £91.00    |
| Ground Rent                           | Leasehold |
| Letting Fees                          | £75.00    |
| Total Monthly Costs                   | £602.88   |
| Monthly Net Income                    | £147.13   |
| Annual Net Income                     | £1,765.50 |
| Net Return                            | 4.23%     |

#### Return Stress Test Analysis Report





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

Annual Net Income £265.50

**Adjusted To** 

Net Return

0.64%

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

Annual Net Income -£259.50

Adjusted To

Net Return -0.62%

### 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 £120,000.



1 bedroom flat for sale

+ Add to report

Printworks, Bingley Road, BD9

NO LONGER ADVERTISED

Marketed from 29 Feb 2024 to 10 Jan 2025 (316 days) by Robert Watts, Bradford

£120,000

£115,000



1 bedroom flat for sale

+ Add to report

Bingley Road, Bradford, West Yorkshire, BD9

CURRENTLY ADVERTISED

Marketed from 15 Sep 2025 by Sail Homes, Redcliffe

#### Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



#### 1 bedroom apartment

+ Add to report

The Printworks, Bingley Road, Bradford, BD9

#### NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 12 Aug 2024 (9 days) by TIR Lettings Ltd, Bradford



#### 1 bedroom flat

+ Add to report

The Printworks, Bingley Road, Bradford, BD9

#### NO LONGER ADVERTISED

Marketed from 17 Feb 2025 to 18 Jun 2025 (121 days) by TIR Lettings Ltd, Bradford

#### **Current Tenant Profile**



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: NO



Current term of tenancy: VACANT



Standard Tenancy Agreement In Place: **NO** 



Payment history: N/A



Fully compliant tenancy: NO

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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Bingley Road, Bradford, BD9



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.