

LET PROPERTY PACK

INVESTMENT INFORMATION

Bingley Road, Bradford,
BD9

219507643

 www.letproperty.co.uk





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...



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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

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





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

£ 135,000.00

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.



£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



£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**.



£750 pcm

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



£600 pcm

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.



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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.



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