

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cross Roads, Keighley,  
BD22

220744454

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





## Property Description

Our latest listing is in Cross Roads, Keighley, BD22

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected 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...**



Cross Roads, Keighley,  
BD22

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## Property Key Features

**3 bedroom**

**2 bathroom**

**Spacious Kitchen**

**Well Maintained Property**

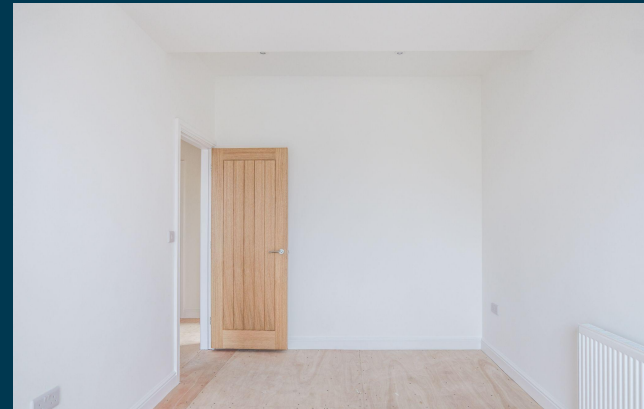
**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £1,150**

# Lounge



# Kitchen

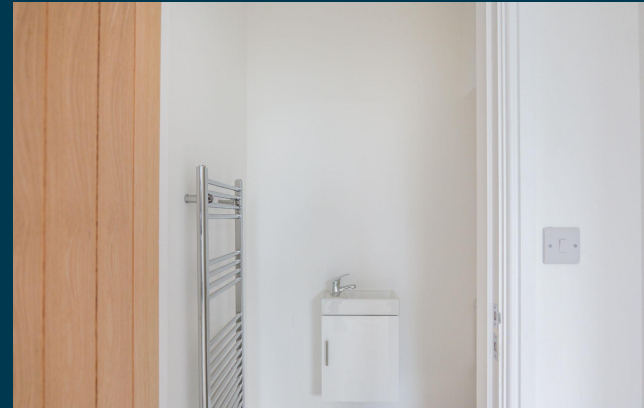




# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

# Projected Investment Return



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



Returns Based on Rental Income	£1,150
Mortgage Payments on £150,000.00 @ 5%	£625.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£115.00
Total Monthly Costs	£755.00
Monthly Net Income	£395.00
Annual Net Income	£4,740.00
Net Return	7.58%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,440.00**  
Adjusted To

Net Return                      **3.90%**

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

Annual Net Income      **£1,740.00**  
Adjusted To

Net Return                      **2.78%**

# 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 £200,000.



£200,000

## 3 bedroom maisonette for sale

Shuttle Fold, Haworth, Keighley

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2024 to 14 Apr 2025 (247 days) by Holroyds, Keighley

+ Add to report



£200,000

## 3 bedroom flat for sale

Shuttle Fold, Haworth, Keighley, West Yorkshire, BD22

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Jun 2023 to 13 May 2024 (326 days) by Linley & Simpson, Bingley

+ Add to report



# 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 apartment

Lady Park Avenue, Bingley, West Yorkshire, BD16

**CURRENTLY ADVERTISED**

Marketed from 12 Jul 2025 by Dacre Son & Hartley, Bingley

+ Add to report



£1,050 pcm

## 3 bedroom flat

Weavers Lane, Cullingworth, Bradford

**NO LONGER ADVERTISED**

**LET AGREED**

Marketed from 16 Oct 2024 to 24 Dec 2024 (68 days) by Hunters, Bingley

+ Add to report

# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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)

## Cross Roads, Keighley, BD22

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.

**LET PROPERTY**