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LET PROPERTY PACK

INVESTMENT INFORMATION

Broadstone Way, Bradford, BD4 0HA

184127551

(www.letproperty.co.uk





Property Description

Our latest listing is in Broadstone Way, Bradford, BD4 0HA

Get instant cash flow of £450 per calendar month with a 9.2% Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.2%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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

LETPR®PERTY





Broadstone Way, Bradford, BD4 0HA

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Property Key Features

2 Bedrooms

1 Bathroom

Three-Piece Bathroom Easy Access to Local Amenities Factor Fees: TBC Ground Rent: £20.12 pm Lease Length: 91 years Current Rent: £450 Market Rent: £500 Lounge





Kitchen





Bedrooms





Bathroom





Exterior



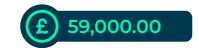






Figures based on assumed purchase price of £59,000.00 and borrowing of £44,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit	£14,750.00
SDLT Charge	£2,950
Legal Fees	£1,000.00
Total Investment	£18,700.00

Projected Investment Return



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. The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is





500

Return Stress Test Analysis Report





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

Annual Net Income **£1,766.06** Adjusted To

Net Return 9.44%

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

Annual Net Income **£2,122.50** Adjusted To

Net Return

11.35%

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 £62,000.





Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.

	2 bedroom apartment + Add to report
	Ned Lane, Bradford, West Yorkshire, BD4
	NO LONGER ADVERTISED LET AGREED
wittegates 🕌	Marketed from 21 Jan 2025 to 12 Mar 2025 (49 days) by Whitegates, Bradford
£650 pcm	Third Floor Apartment Two Bedrooms Close to Local Amenities Good Transport and Motorway Lin
	2 bedroom apartment + Add to report
	Woolcombers Way, Bradford, West Yorkshire
	NO LONGER ADVERTISED
C. M. Martin C. V.	Marketed from 4 Nov 2024 to 13 Nov 2024 (9 days) by Manning Stainton, Morley
£625 pcm	2 Bed First Floor Apartment Unfurnished, Deposit £721.00 Open Plan Living Kitchen En-Suite

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

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.



Current term of tenancy: 2 years+

Payment history: On time for length of tenancy





www.letproperty.co.uk

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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.

Interested in this property investment?

Call us on 0141 478 0985

