

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradford Road Otley, LS21
3JT

204649086

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradford Road Otley, LS21 3JT

Get instant cash flow of **£1,000** per calendar month with a **5.6%** Gross Yield for investors.

This property has a potential to rent for **£1,400** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Bradford Road Otley, LS21
3JT

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Property Key Features

2 bedroom

1 bathroom

Three Piece Bathroom

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,000

Market Rent: £1,400

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £215,000 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 215,000.00

25% Deposit	£53,750.00
SDLT Charge	£6,450
Legal Fees	£1,000.00
Total Investment	£61,200.00

Projected Investment Return



The monthly rent of this property is currently set at £1,000 per calendar month but the potential market rent is

£ 1,400



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.



Returns Based on Rental Income	£1,000	£1,400
Mortgage Payments on £161,250.00 @ 5%	£671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£100.00	£140.00
Total Monthly Costs	£786.88	£826.88
Monthly Net Income	£213.13	£573.13
Annual Net Income	£2,557.50	£6,877.50
Net Return	4.18%	11.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,077.50**
Adjusted To

Net Return **6.66%**

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

Annual Net Income **£3,652.50**
Adjusted To

Net Return **5.97%**

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 £195,000.



2 bedroom terraced house for sale

Bradford Road, Otley, West Yorkshire, LS21

+ Add to report

NO LONGER ADVERTISED SOLD STC

NO CHAIN | Traditional stone built cottage | Impeccably presented from top to bottom with modern ...

£195,000

Floorplan

SOLD PRICE HISTORY

23 Aug 2023	£195,000
25 Feb 2011	£137,000
28 Oct 2005	£135,000



2 bedroom terraced house for sale

Bradford Road, Otley

+ Add to report

NO LONGER ADVERTISED SOLD STC

Stunning Cottage | Many Fine Character Features | Smart Modern Dining Kitchen | Sitting Room wit...

£189,950

Floorplan

SOLD PRICE HISTORY

14 Sep 2021	£189,950
26 Oct 2007	£127,200
13 Mar 2002	£62,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,795 based on the analysis carried out by our letting team at **Let Property Management**.



£1,795 pcm

2 bedroom semi-detached house

Bingley Road, Menston, Ilkley, West Yorkshire, LS29

+ Add to report

NO LONGER ADVERTISED LET AGREED

STUNNING BARN CONVERSION | LONG DISTANCE VEIWS | CONTEMPORARY LIVING
| TWO DOUBLE BEDROOMS | SPAC...

Marketed from 13 Jul 2023 to 10 Sep 2023 (59 days) by Linley & Simpson, Ilkley



£1,295 pcm

2 bedroom detached house

WREXHAM ROAD, BURLEY IN WHARFEDALE, LS29 7LS

+ Add to report

NO LONGER ADVERTISED LET AGREED

PRETTY DETACHED PROPERTY WITH TWO DOUBLE BEDROOMS | IDEALLY
LOCATED IN A QUIET AREA | BEAUTIFULLY...






SOLD PRICE HISTORY

17 Dec 2021	£380,000
20 May 2021	£340,000
2 Oct 2002	£186,186

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

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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

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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