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# **LET PROPERTY PACK**

#### **INVESTMENT INFORMATION**

Bradford Road Otley, LS21 3JT

204649086

( www.letproperty.co.uk

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## **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 a great long term investment for an investor.

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







#### Bradford Road Otley, LS21 3JT

204649086

**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













## Bedrooms





## Bathroom









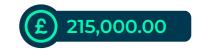






Figures based on assumed purchase price of £215,000 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### ASSUMED PURCHASE PRICE



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

## **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 £1,000 per calendar month but the potential market rent is



Returns Based on Rental Income	£1,000	£1,400
Mortgage Payments on £161,250.00 @ 5%	£67	1.88
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	<mark>4.18%</mark>	<mark>11.24%</mark>



## 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.



£195.000

Floorplan

	+ Add to report
radford Road, Otley, West Yorkshire, LS21	
NO LONGER ADVERTISED SOLD STC	
NO CHAIN   Traditional stone built cottage   Impeccat with modern	bly presented from top to bottom
SOLD PRICE HISTORY	
SOLD PRICE HISTORY 23 Aug 2023	£195,000
	£195,000 £137,000

NO LONGER ADVERTISED SOLD STC

Sitting Room wit...



£189,950



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

Stunning Cottage | Many Fine Character Features | Smart Modern Dining Kitchen |

+ Add to report

## **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

£1,295 pcm



Bingley Road, Menston, Ilkley, West Yorkshire, LS29

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



#### 2 bedroom detached house WREXHAM ROAD, BURLEY IN WHARFEDALE, LS29 7LS

+ Add to report

+ 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

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

#### Bradford Road Otley, LS21 3JT

#### 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.

