

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Allerton Lane, Bradford,  
BD15

209982620

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





## Property Description

Our latest listing is in Allerton Lane, Bradford, BD15

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **4.1%** if the rent was increased to market rate.

**A space that has been kept in good condition and a potential rental income that can ensure fantastic returns, this property will make for a rewarding addition to an investor's portfolio.**

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



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## Property Key Features

**2 Bedroom**

**2 Bathroom**

**Lounge and Kitchen**

**Garden Ground Space**

**Factor Fees: £0.00**

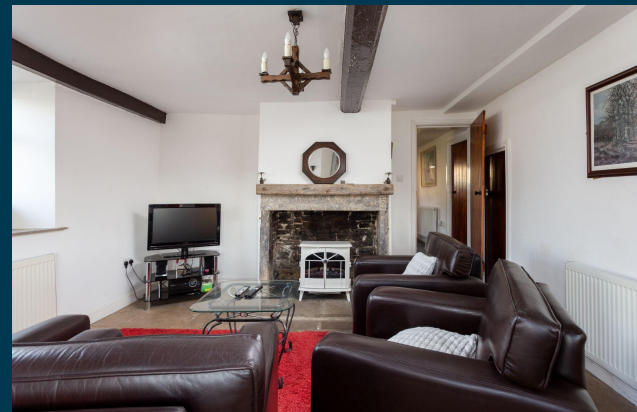
**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £0**

**Market Rent: £800**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





# Initial Outlay



Figures based on assumed purchase price of £235,000.00 and borrowing of £176,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 235,000.00

25% Deposit	£58,750.00
SDLT Charge	£7,050
Legal Fees	£1,000.00
Total Investment	£66,800

# 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.



<b>Returns Based on Rental Income</b>	<b>£800</b>
Mortgage Payments on £176,250.00 @ 5%	<b>£734.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£0.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£80.00</b>
<b>Total Monthly Costs</b>	<b>£829.38</b>
<b>Monthly Net Income</b>	<b>-£29.38</b>
<b>Annual Net Income</b>	<b>-£352.50</b>
<b>Net Return</b>	<b>-0.53%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **-£1,952.50**  
Adjusted To

Net Return                      **-2.92%**

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


Annual Net Income      **-£3,877.50**  
Adjusted To

Net Return                      **-5.80%**

# 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 £240,000.00.




**2 bedroom bungalow for sale** [+ Add to report](#)


Bairstow Street, Allerton, Bradford, West Yorkshire, BD15

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 11 Jan 2023 to 8 Sep 2023 (239 days) by Dacre Son & Hartley, Saltaire

Detached bungalow property | Two bedrooms | Well presented | Well maintained gardens | Popular re...

 Sold price history: [View](#)

 Floor plan: [View](#)



**2 bedroom terraced house for sale** [+ Add to report](#)

Haworth Road, Sandy Lane Village, Bradford

**CURRENTLY ADVERTISED** **SOLD STC**


Marketed from 18 Jul 2024 by Hunters, Shipley

Full of Charm and Character | Two Double Bedrooms | Stunning Views | Superbly Presented | Off Roa...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



**£825 pcm**


### 2 bedroom semi-detached house

Saffron Drive, Allerton, Bradford, West Yorkshire, BD15


**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 1 Nov 2023 to 16 Jan 2024 (75 days) by YOUR MOVE Roebuck Residential Lettings, Baildon

Early viewing is highly recommended to fully appreciate this beautifully presented semi detached ...

 Sold price history: [View](#)

[+ Add to report](#)



**£800 pcm**

### 2 bedroom semi-detached house

Woodpecker Close, Bradford

**NO LONGER ADVERTISED**

Marketed from 17 Jul 2023 to 25 Jul 2023 (8 days) by Locate Homes, Bradford

Corner Semi Detached | Cul-de-sac Location | Upvc Double Glazing | Gas Central Heating | Gardens ...

[+ Add to report](#)

# 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: **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: **VACANT**
- ✓ 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.



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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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