

LET PROPERTY PACK

INVESTMENT INFORMATION

Cross Hills, Keighley, BD20

212636408

 www.letproperty.co.uk





Property Description

Our latest listing is in Cross Hills, Keighley, BD20

Get instant cash flow of **£550** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£773** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



Cross Hills, Keighley,
BD20

212636408



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Lounge

Modern Kitchen

Factor Fees: £45 per month

Ground Rent: TBC

Lease Length: 999 yrs

Current Rent: £550

Market Rent: £773

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit	£31,750.00
SDLT Charge	£3,810
Legal Fees	£1,000.00
Total Investment	£36,560.00

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is



£ 773

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	£550	£773
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£45.00	
Ground Rent	TBC	
Letting Fees	£55.00	£77.30
Total Monthly Costs	£511.88	£534.18
Monthly Net Income	£38.13	£238.83
Annual Net Income	£457.50	£2,865.90
Net Return	1.25%	7.84%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,319.90**
Adjusted To

Net Return **3.61%**

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


Annual Net Income **£960.90**
Adjusted To

Net Return **2.63%**

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 £169,950.



3 bedroom apartment for sale [+ Add to report](#)

The Loft, Fernbank House, Park Road, Cross Hills BD20 8AB

NO LONGER ADVERTISED **SOLD STC**

Marketed from 20 Jul 2021 to 16 May 2022 (300 days) by Wilman & Wilman, Cross Hills

£169,950



1 bedroom apartment for sale [+ Add to report](#)

Park Road, Cross Hills, BD20

NO LONGER ADVERTISED

Marketed from 13 Mar 2020 to 28 Jul 2020 (136 days) by Leightons Estate Agency, Cross Hills

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom bungalow

+ Add to report

Aire Crescent, Cross Hills

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2024 to 6 Jul 2024 (93 days) by Wilman & Lodge, Cross Hills



£750 pcm

2 bedroom apartment

+ Add to report

39 Main Street, Cross Hills BD20 8TA

CURRENTLY ADVERTISED

LET AGREED

Marketed from 18 Nov 2024 by Wilman & Wilman, Cross Hills

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**

 Current term of tenancy: **5 years+**

 Standard Tenancy Agreement In Place: **Yes**

 Payment history: **On time for length of tenancy**

 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.



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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.

