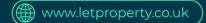


# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Bradford Road, Tingley, WF3

213715613











## **Property Description**

Our latest listing is in Bradford Road, Tingley, WF3

Get instant cash flow of £650 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.0% 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...







Bradford Road, Tingley, WF3



2. Bedrooms

2 Bathrooms

**Spacious Lounge** 

**Modern Kitchen** 

Factor Fees: £600 per year

Ground Rent: £150 per year

Lease Length: 105 yrs

**Current Rent: £650** 

Market Rent: £1,000

213715613

# Lounge







# Kitchen







# Bedrooms









# Bathroom







## **Exterior**







## **Initial Outlay**





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£37,500.00** 

SDLT Charge £4,500

Legal Fees £1,000.00

Total Investment £43,000.00

#### **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 £650 per calendar month but the potential market rent is



Returns Based on Rental Income	£650	£1,000
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£50.00	
Ground Rent	£12.50	
Letting Fees	£65.00	£100.00
Total Monthly Costs	£611.25	£646.25
Monthly Net Income	£38.75	£353.75
Annual Net Income	£465.00	£4,245.00
Net Return	1.08%	9.87%

#### Return Stress Test Analysis Report





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

£2,245.00

Annual Net Income

**Adjusted To** 

Net Return

5.22%

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

Annual Net Income

£2,145.00

Adjusted To

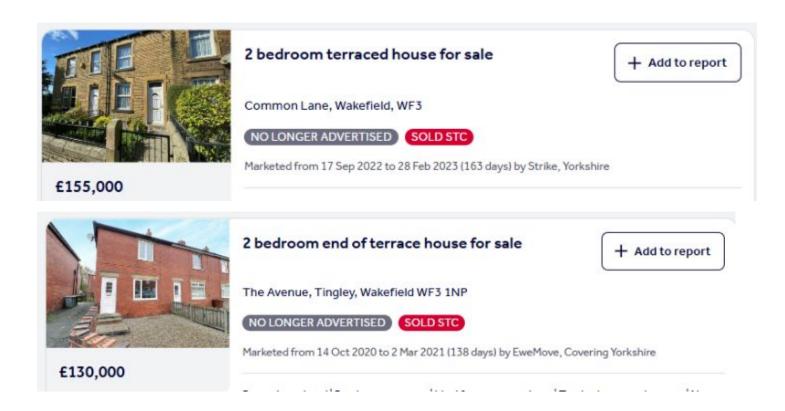
Net Return

4.99%

#### 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 £155,000.



## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

+ Add to report

Thirlmere Drive, Tingley, WAKEFIELD WF3 1PU

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Mar 2024 to 16 Apr 2024 (42 days) by EweMove, Covering Yorkshire



£1,100 pcm

3 bedroom terraced house

+ Add to report

Thirlmere Drive, Wakefield, WF3

NO LONGER ADVERTISED

Marketed from 9 Aug 2024 to 16 Aug 2024 (6 days) by OpenRent, London

£900 pcm

#### **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: 2 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Bradford Road, Tingley, WF3



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.