

LET PROPERTY PACK

INVESTMENT INFORMATION

St. Helena Road, Bradford,
BD6 1TB

211611234

 www.letproperty.co.uk





Property Description

Our latest listing is in St. Helena Road, Bradford, BD6 1TB

Get instant cash flow of **£800** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **7.5%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



St. Helena Road, Bradford,
BD6 1TB

211611234



Property Key Features

3 Bedrooms

1 Bathroom

Well Maintained Property

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £800

Market Rent: £1,150

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £184,000.00 and borrowing of £138,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 184,000.00

25% Deposit £46,000.00

SDLT Charge £9,200

Legal Fees £1,000.00

Total Investment £56,200.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,150



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	£800	£1,150
Mortgage Payments on £138,000.00 @ 5%	£575.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£80.00	£115.00
Total Monthly Costs	£670.00	£705.00
Monthly Net Income	£130.00	£445.00
Annual Net Income	£1,560.00	£5,340.00
Net Return	2.78%	9.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,040.00**
Adjusted To

Net Return **5.41%**

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

Annual Net Income **£2,580.00**
Adjusted To

Net Return **4.59%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

+ Add to report

Beacon Road, Bradford

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Feb 2024 by Bronte Estate Agents, Queensbury

THREE BEDROOM END OF TERRACE | GARDENS TO FRONT AND REAR | OUTBUILDING WITH POWER, LIGHTING AND P...



£165,000

3 bedroom end of terrace house for sale

+ Add to report

Oakdale Crescent, Wibsey

NO LONGER ADVERTISED

Marketed from 15 Jul 2024 to 10 Sep 2024 (57 days) by EweMove, Covering Yorkshire

Contact us 24/7 to book your viewing | Within walking distance of Wibsey Primary School | 3 bedro...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,250 based on the analysis carried out by our letting team at **Let Property Management**.



£1,250 pcm

3 bedroom end of terrace house

+ Add to report

Ing Head Terrace, Halifax

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Sep 2024 to 17 Oct 2024 (29 days) by Sugdens, Cleckheaton

Immaculate Throughout | Extended End Terrace | Bespoke Fitted Kitchen/Dining Area | Spacious Loun...



£1,195 pcm

3 bedroom end of terrace house

+ Add to report

Lady Royd Close, Bradford, BD8

NO LONGER ADVERTISED

Marketed from 18 Oct 2024 to 20 Nov 2024 (33 days) by OpenRent, London

No Agent Fees | Students Can Enquire | Property Reference Number: 2264199

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.



St. Helena Road, Bradford, BD6 1TB

211611234

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.



LETPROPERTY