

LET PROPERTY PACK

INVESTMENT INFORMATION

Walden Drive, Bradford,
BD9

212003770

 www.letproperty.co.uk





Property Description

Our latest listing is in Walden Drive, Bradford, BD9

Get instant cash flow of **£585** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£746** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



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Property Key Features

3 bedroom

1 main bathroom, 1 WC

Spacious Lounge

Large Kitchen

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £585

Market Rent: £746

Lounge



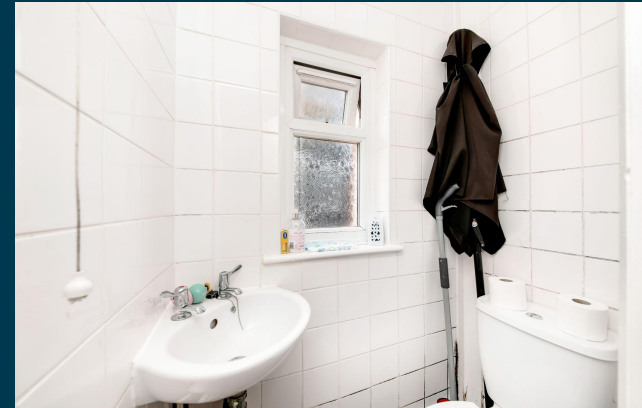
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit £33,000.00

SDLT Charge £6,600

Legal Fees £1,000.00

Total Investment £40,600.00

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 £585 per calendar month but the potential market rent is

£ 746

Returns Based on Rental Income	£585	£746
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	0	
Ground Rent	Freehold	
Letting Fees	£58.50	£74.60
Total Monthly Costs	£486.00	£502.10
Monthly Net Income	£99.00	£243.90
Annual Net Income	£1,188.00	£2,926.80
Net Return	2.93%	7.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,434.80**
Adjusted To

Net Return **3.53%**

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

Annual Net Income **£946.80**
Adjusted To

Net Return **2.33%**

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.



£155,000

3 bedroom semi-detached house for sale

+ Add to repo

Haworth Road, Heaton, Bradford, West Yorkshire

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 May 2023 to 25 Aug 2023 (113 days) by JI, Saltaire



£135,000

3 bedroom semi-detached house for sale

+ Add to re

Malham Avenue, Bradford, West Yorkshire, BD9

NO LONGER ADVERTISED

Marketed from 1 Jun 2022 to 13 Sep 2022 (103 days) by Intel Properties, Leeds

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our letting team at **Let Property Management**.



£900 pcm

3 bedroom semi-detached house

Lynfield Drive, Bradford, BD9

NO LONGER ADVERTISED

Marketed from 20 Jul 2024 to 25 Jul 2024 (4 days) by OpenRent, London

+ Add to report



£825 pcm

3 bedroom semi-detached house

Thorn Drive, Heaton, Bradford, BD9 6LR

NO LONGER ADVERTISED

Marketed from 27 Oct 2023 to 6 Dec 2023 (40 days) by Dinsdales Estates, Bradford

+ 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: **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.



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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.



LETPROPERTY