

LET PROPERTY PACK

INVESTMENT INFORMATION

Stone Hall Road, Bradford,
BD2

210906655

 www.letproperty.co.uk





Property Description

Our latest listing is in Stone Hall Road, Bradford, BD2

Get instant cash flow of **£1,950** per calendar month with a **12.0%** Gross Yield for investors.

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...



Stone Hall Road,
Bradford, BD2

210906655



Property Key Features

6 Bedrooms

5 Bathrooms

Portfolio of 4 Residential Flats

Good Condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £1,950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £195,000.00 and borrowing of £146,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 195,000.00

25% Deposit £48,750.00

SDLT Charge £11,150

Legal Fees £1,000.00

Total Investment £60,900.00

Projected Investment Return



The monthly rent of this property is currently set at £1,950 per calendar month.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,950
Mortgage Payments on £146,250.00 @ 5%	£609.38
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£195.00
Total Monthly Costs	£819.38
Monthly Net Income	£1,130.63
Annual Net Income	£13,567.50
Net Return	22.28%

Return **Stress Test** Analysis Report



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

Annual Net Income **£9,667.50**
Adjusted To

Net Return **15.87%**

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

Annual Net Income **£10,642.50**
Adjusted To

Net Return **17.48%**

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 £239,000.



£239,000

5 bedroom end of terrace house for sale

+ Add to report

Hartman Place, Heaton, BD9 5DN

NO LONGER ADVERTISED

Marketed from 16 Aug 2024 to 19 Aug 2024 (3 days) by Bradford Estates, Bradford

Advert | Boardallow | End Terrace House | 5 Beds | 2 Receptions | 2 Bathrooms | Kitchen-Diner | E...



£235,000

5 bedroom terraced house for sale

+ Add to report

The Grove, Idle

NO LONGER ADVERTISED

Marketed from 19 Feb 2024 to 7 Jun 2024 (108 days) by Martin & Co, Saltaire

Five Bedrooms | Cellar | Enclosed Rear Yard | Large Rooms | Desirable Location | Huge Potential |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,200 based on the analysis carried out by our letting team at **Let Property Management**.



£2,200 pcm

5 bedroom terraced house

Manningham Lane, Bradford, BD8

NO LONGER ADVERTISED

Marketed from 26 Nov 2024 to 27 Nov 2024 (1 days) by OpenRent, London

+ Add to report

NO AGENT FEE! | Student & Cosy Family | Property Reference Number: 2305111



£2,000 pcm

4 bedroom detached house

Providence Avenue, Apperley Bridge

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Nov 2024 to 13 Dec 2024 (31 days) by Hunters, Yeadon, Guiseley and Surrounding

+ Add to report

DETACHED FAMILY HOME | 4 BED | 2 BATH | 2 CAR GARAGE | 1500 SQ FT | 1000 SQ FT GARDEN

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
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.



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