

LET PROPERTY PACK

INVESTMENT INFORMATION

Bradford Road, Desbury,
WF13 2DT

211671810

 www.letproperty.co.uk





Property Description

Our latest listing is in Bradford Road, Dewsbury, WF13 2DT

Get instant cash flow of **£650** per calendar month with a **9.8%** Gross Yield for investors.

This property has a potential to rent for **£693** which would provide the investor a Gross Yield of **10.4%** 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Well Maintained Property

Ensuite

**A private decked balcony
offering stunning views of the
Yorkshire Dales**

Exclusive, secure parking space

Factor Fees: £240.00 pm

Ground Rent: £12.50 pm

Lease Length: 976 years

Current Rent: £650

Market Rent: £693

Lounge



Kitchen



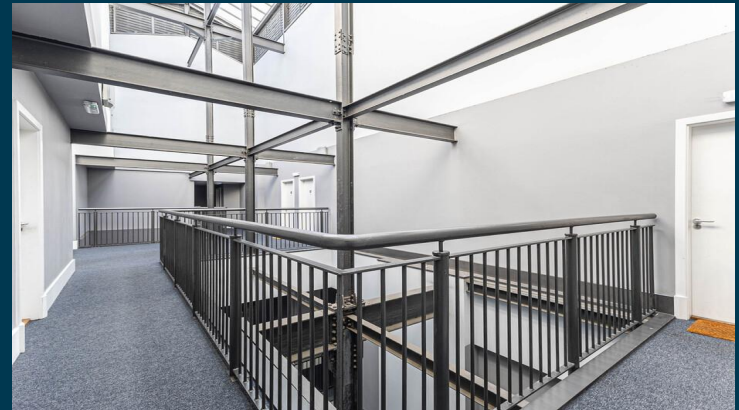
Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

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

£ 693

Returns Based on Rental Income	£650	£693
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£240.00	
Ground Rent	£12.50	
Letting Fees	£65.00	£69.30
Total Monthly Costs	£582.50	£586.80
Monthly Net Income	£67.50	£106.20
Annual Net Income	£810.00	£1,274.40
Net Return	3.24%	5.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£111.60**
Adjusted To

Net Return **-0.45%**

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


Annual Net Income **£224.40**
Adjusted To

Net Return **0.90%**

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 £108,000.



£108,000

2 bedroom flat for sale


Moorlands Avenue West, Dewsbury, West Yorkshire, WF13

NO LONGER ADVERTISED

Marketed from 2 Aug 2024 to 19 Mar 2025 (228 days) by Sell Your Tenanted Property, Rutherglen

Tenanted Sale | CURRENT VALUATION - between £125,000 | CURRENT RENT - £485 p/m | POTENTIAL RENT £...

[+ Add to report](#)



£105,000

2 bedroom flat for sale

Textile Street, Dewsbury

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 8 Nov 2024 by Richard Kendall, Ossett

Second Floor | Apartment | Two Bedrooms | Balcony Off Living Area | En Suite To Bed One | Undergr...

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom apartment

Rotary Close, Dewsbury

NO LONGER ADVERTISED

Marketed from 8 Dec 2024 to 23 Dec 2024 (14 days) by Adams Estates, Dewsbury

A fantastic luxurious 2 bedroom apartment set in the heart of Dewsbury Town. Apartment comprises ...

+ Add to report



£700 pcm

2 bedroom flat

Wormalds View, Dewsbury

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Jan 2025 to 4 Mar 2025 (32 days) by Adams Estates, Dewsbury

Adams Estates are pleased to offer this two bedroom ground floor flat. The property is situated i...

+ 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**



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.



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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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