

LET PROPERTY PACK

INVESTMENT INFORMATION

Churn Drive, Bradford, BD6

216351730

 www.letproperty.co.uk





Property Description

Our latest listing is in Churn Drive, Bradford, BD6

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **5.1%** if the rent was increased to market rate.

The property has long term tenants currently situated, currently being rented as an airbnb. For investors looking for a reliable rental income, this is a great addition to their portfolio.

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



Churn Drive, Bradford,
BD6

216351730



Property Key Features

2 Bedrooms

2 Bathrooms

Modern and Good Condition

Rear Garden Space

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £166,000.00 and borrowing of £124,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 166,000.00

25% Deposit	£41,500.00
SDLT Charge	£9,120
Legal Fees	£1,000.00
Total Investment	£51,620.00

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.



Returns Based on Rental Income	£700
Mortgage Payments on £124,500.00 @ 5%	£518.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£70.00
Total Monthly Costs	£603.75
Monthly Net Income	£96.25
Annual Net Income	£1,155.00
Net Return	2.24%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£245.00**
Adjusted To

Net Return **-0.47%**

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

Annual Net Income **-£1,335.00**
Adjusted To

Net Return **-2.59%**

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.



£169,950

3 bedroom semi-detached house for sale

[+ Add to report](#)

Churn Drive, Bradford

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2024 to 29 Jul 2024 (83 days) by Coubrough Holmes, Bradford



£130,000

3 bedroom terraced house for sale

[+ Add to report](#)

Churn Drive, Bradford, BD6

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Sep 2021 to 30 May 2022 (243 days) by Strike, Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

+ Add to report

Torre Crescent, Bradford, West Yorkshire, BD6

NO LONGER ADVERTISED

Marketed from 22 Jun 2023 to 20 Jul 2023 (28 days) by Robert Watts Property Management, Cleckheaton



£695 pcm

2 bedroom semi-detached house

+ Add to report

Churn Drive, Bradford, BD6

NO LONGER ADVERTISED

Marketed from 11 Jan 2024 to 11 Jan 2024 by Righthaus Properties, Brighouse

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: **NO**



Current term of tenancy: **VACANT**



Standard Tenancy Agreement In Place: **NO**



Payment history: **N/A**



Fully compliant tenancy: **NO**

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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