

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mornington Road, Bingley,  
BD16

217121523

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Mornington Road, Bingley, BD16

Get instant cash flow of **£1,477** per calendar month with a **8.9%** Gross Yield for investors.

This property has a potential to rent for **£1,928** which would provide the investor a Gross Yield of **11.6%** if the rent was increased to market rate.

**This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Mornington Road,  
Bingley, BD16

217121523



## Property Key Features

**A Portfolio of 2 Flats**

**2 Bathrooms**

**Modern Kitchens and  
Bathrooms**

**Parking Spaces Available**

**Factor Fees: TBC**

**Ground Rent: Leasehold**

**Lease Length: 988 years**

**Current Rent: £1,477**

**Market Rent: £1,928**



# Lounge





# Kitchen



# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £200,000.00 and borrowing of £150,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 200,000.00

25% Deposit	£50,000.00
SDLT Charge	£11,500
Legal Fees	£1,000.00
Total Investment	£62,500.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,477 per calendar month but the potential market rent is

£ 1,928



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	£1,477	£1,928
Mortgage Payments on £150,000.00 @ 5%	£625.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Leasehold	
Letting Fees	£147.70	£192.80
Total Monthly Costs	£787.70	£832.80
Monthly Net Income	£689.30	£1,095.20
Annual Net Income	£8,271.60	£13,142.40
Net Return	13.23%	21.03%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£9,286.40**  
Adjusted To

Net Return                      **14.86%**

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

Annual Net Income      **£10,142.40**  
Adjusted To

Net Return                      **16.23%**

# 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 £325,000.



£325,000

## 4 bedroom town house for sale

Kell Street, Bingley

CURRENTLY ADVERTISED

SOLD STC

Marketed from 25 Dec 2024 by Enfields Luxe, Covering Wharfedale

+ Add to report



£300,000

## 4 bedroom town house for sale

Kell Street, Bingley

CURRENTLY ADVERTISED

Marketed from 11 Apr 2025 by Enfields Luxe, Covering Wharfedale

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,500 based on the analysis carried out by our letting team at **Let Property Management**.



£2,500 pcm

## 5 bedroom house

+ Add to report

Sheriff Lane, Bingley, West Yorkshire, BD16

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Dec 2024 to 20 Jan 2025 (41 days) by Linley & Simpson, Bingley



£1,995 pcm

## 4 bedroom detached house

+ Add to report

Swan Avenue, Gilstead, Eldwick

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Sep 2024 to 14 Feb 2025 (144 days) by Wilman & Lodge, Cross Hills



# 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

Mornington Road, Bingley, BD16

217121523

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**