

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bright Street, Haworth,  
Keighley, BD22 8NR

217129308

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## Property Description

Our latest listing is in Bright Street, Haworth, Keighley, BD22 8NR

Get instant cash flow of **£550** per calendar month with a **4.4%** Gross Yield for investors.

This property has a potential to rent for **£780** which would provide the investor a Gross Yield of **6.2%** 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 Bedrooms**

**1 Bathroom**

Situated in a historic Yorkshire village, the property lies in a location internationally renowned as the home of the Brontë sisters

The property includes a low-maintenance communal lawn, conveniently cared for by the local council.

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £780**



# Lounge



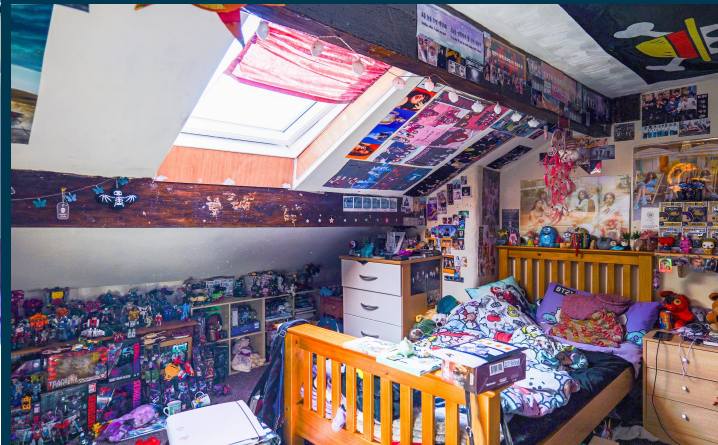


# Kitchen





# Bedrooms





# Bathroom





# Exterior





Figures based on assumed purchase price of £150,000.00 and borrowing of £112,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 150,000.00

25% Deposit	£37,500.00
SDLT Charge	£8,000
Legal Fees	£1,000.00
Total Investment	£46,500.00



# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 780



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	£550	£780
Mortgage Payments on £112,500.00 @ 5%	£468.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£78.00
Total Monthly Costs	£538.75	£561.75
Monthly Net Income	£11.25	£218.25
Annual Net Income	£135.00	£2,619.00
Net Return	0.29%	5.63%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,059.00**  
Adjusted To

Net Return                      **2.28%**

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

Annual Net Income      **£369.00**  
Adjusted To

Net Return                      **0.79%**

# 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 £159,995.



£159,995

## 3 bedroom end of terrace house for sale

+ Add to report

Hebden Road, Haworth, Keighley, BD22

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Jul 2024 to 10 Jan 2025 (163 days) by Day & Co Estate Agents Limited, Keighley

Beautifully Presented End Of Terrace | Three Bedrooms | Modern Fittings Mixed With Character Feat...



£155,000

## 3 bedroom end of terrace house for sale

+ Add to report

Hill House Lane, Oxenhope, Keighley, BD22

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Jul 2023 to 23 Dec 2024 (538 days) by Day & Co Estate Agents Limited, Keighley

Deceptively Spacious Character Terrace | Three Bedrooms | Dining Kitchen & Spacious Lounge | GRAD...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 3 bedroom end of terrace house

+ Add to report

Denholme Road, Oxenhope, Keighley, BD22 9NU

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Apr 2025 to 11 Apr 2025 (1 days) by Macaulay & Co, Cross Hills

Spacious Three Bed End of Terrace | Parking for Two Cars | Two Reception Rooms | Modern Kitchen |...



£850 pcm

## 3 bedroom end of terrace house

+ Add to report

Ingram Street, Keighley, West Yorkshire, BD21

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Oct 2024 to 4 Nov 2024 (30 days) by Your Move, Keighley

ZERO DEPOSIT SCHEME AVAILABLE Your Move are excited to present this cosy 3 bed cottage situated o...



# 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: **12 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.



**LETPROPERTY**