

LET PROPERTY PACK

INVESTMENT INFORMATION

Billing View, Bradford,
BD10 9BW

219528652

 www.letproperty.co.uk





Property Description

Our latest listing is in Billing View, Bradford, BD10 9BW

Get instant cash flow of **£700** per calendar month with a **6.32%** Gross Yield for investors.

This property has a potential to rent for **£882** which would provide the investor a Gross Yield of **7.96%** 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...



Billing View, Bradford,
BD10 9BW

219528652



Property Key Features

2 Bedrooms

2 Bathrooms

Communal Private Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £882

Lounge



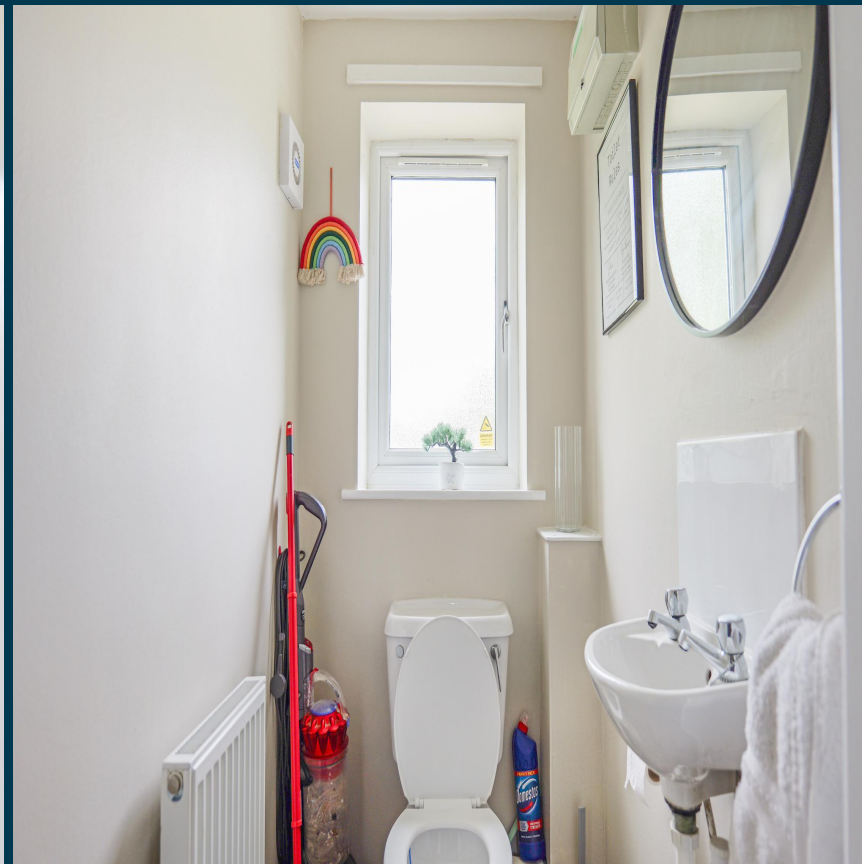
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £153,000.00 and borrowing of £114,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 153,000.00

25% Deposit **£38,250.00**

SDLT Charge **£8,210**

Legal Fees **£1,000.00**

Total Investment £47,460.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 882



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



Returns Based on Rental Income	£700	£882
Mortgage Payments on £114,750.00 @ 5%	£478.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£88.20
Total Monthly Costs	£563.13	£581.33
Monthly Net Income	£136.88	£300.68
Annual Net Income	£1,642.50	£3,608.10
Net Return	3.46%	7.60%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,844.10**
Adjusted To

Net Return **3.89%**

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

Annual Net Income **£1,313.10**
Adjusted To

Net Return **2.77%**

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 £165,000.



£165,000

2 bedroom semi-detached house for sale

+ Add to report

Woodend Square, Shipley, BD18

NO LONGER ADVERTISED

Marketed from 5 May 2023 to 4 Jul 2025 (791 days) by Purplebricks, covering Bradford

Contemporary Interior Decoration | Stunning 2-Bedroom Home | Located In A Quiet Residential Shipl...



£164,950

2 bedroom semi-detached house for sale

+ Add to report

Glenfield, Shipley,

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Nov 2024 by Martin S Lonsdale, Bradford

2 BEDROOM EXTENDED BAY SEMI-DETACHED | GCH WITH A VIESSMANN CONDENSING COMBI-BOILER
| UPVC DG WIN...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom semi-detached house

+ Add to report

Oakdale Drive, Wrose, Shipley, BD18

NO LONGER ADVERTISED

Marketed from 24 Apr 2025 to 25 Apr 2025 by KM Maxfield Ltd, Saltaire

2 Bedroom Plus Box Room Semi Detached | Gas Central Heating - Double Glazing - Intruder Alarm | L...



£900 pcm

2 bedroom semi-detached house

+ Add to report

Kings Road Bradford

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 May 2025 to 30 Jun 2025 (59 days) by Bridgfords Lettings, Leeds

BD2 | LARGE GARDEN | SPACIOUS | CLOSE TO SCHOOLS | GREAT LOCATION | DRIVE WAY

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 in 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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