

LET PROPERTY PACK

INVESTMENT INFORMATION

High Street, Wibsey,
Bradford, BD6

219802514

 www.letproperty.co.uk





Property Description

Our latest listing is in High Street, Wibsey, Bradford, BD6

Get instant cash flow of **£450** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£595** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect 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

1 Bedroom

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £595

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £90,000.00 and borrowing of £67,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 90,000.00

25% Deposit	£22,500.00
SDLT Charge	£4,500
Legal Fees	£1,000.00
Total Investment	£28,000.00

Projected Investment Return



The monthly rent of this property is currently set at £450 per calendar month but the potential market rent is

£ 595

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



Returns Based on Rental Income	£450	£595
Mortgage Payments on £67,500.00 @ 5%	£281.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£59.50
Total Monthly Costs	£341.25	£355.75
Monthly Net Income	£108.75	£239.25
Annual Net Income	£1,305.00	£2,871.00
Net Return	4.66%	10.25%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,681.00**
Adjusted To

Net Return **6.00%**

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

Annual Net Income **£1,521.00**
Adjusted To

Net Return **5.43%**

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 £100,000.



£100,000

1 bedroom cottage for sale

+ Add to report

Lockwood Street, Bradford

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Sep 2023 to 26 Jul 2024 (310 days) by William H. Brown, Wibsey



£60,000

1 bedroom cottage for sale

+ Add to report

High Street, Wibsey, Bradford, BD6 1JU

NO LONGER ADVERTISED

Marketed from 2 Jul 2021 to 7 Dec 2021 (158 days) by WW Estates, Wibsey

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £595 based on the analysis carried out by our letting team at **Let Property Management**.



£595 pcm

1 bedroom flat

High Street, Wibsey, BD6

NO LONGER ADVERTISED

Marketed from 12 Mar 2025 to 25 Mar 2025 (12 days) by Righthaus Properties, Bradford

+ Add to report



£395 pcm

1 bedroom terraced house

High Street, Wibsey, Bradford, BD6

NO LONGER ADVERTISED

Marketed from 17 May 2023 to 30 May 2023 (13 days) by Robert Watts Property Management, Cleckheaton

+ 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: **1 year**



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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