

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Cross Lane Bradford BD7

219572663

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





## Property Description

Our latest listing is in Cross Lane Bradford BD7

Get instant cash flow of **£775** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Cross Lane Bradford BD7

219572663



## Property Key Features

**2 bedrooms**

**1 bathroom**

**Private indoor space**

**Versatile living areas**

**Factor Fees: TBC**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £775**

**Market Rent: £900**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit £31,750.00

SDLT Charge £6,390

Legal Fees £1,000.00

Total Investment £39,140.00

# Projected Investment Return



The monthly rent of this property is currently set at £775 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£775	£900
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£77.50	£90.00
Total Monthly Costs	£489.38	£501.88
Monthly Net Income	£285.63	£398.13
Annual Net Income	£3,427.50	£4,777.50
Net Return	8.76%	12.21%

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



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,977.50**  
Adjusted To

Net Return                      **7.61%**

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

Annual Net Income      **£2,872.50**  
Adjusted To

Net Return                      **7.34%**



# 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 £125,000.



£125,000

## 2 bedroom terraced house for sale

Liversedge Row, Bradford

CURRENTLY ADVERTISED

Marketed from 7 May 2025 by William H. Brown, Wibsey

+ Add to report



£100,000

## 2 bedroom end of terrace house for sale

Pleasant Street, BRADFORD

NO LONGER ADVERTISED

Marketed from 15 Mar 2024 to 27 Mar 2024 (11 days) by William H. Brown, Wibsey

— Remove

Two bedrooms | End terrace | Downstairs w/c | Utility room | £100,000

☒ Included

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £825 based on the analysis carried out by our letting team at **Let Property Management**.



£825 pcm

## 2 bedroom terraced house

Copley Street, Bradford, BD5

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 18 Jul 2025 to 28 Aug 2025 (41 days) by Purplebricks, covering Bradford

+ Add to report



£800 pcm

## 2 bedroom end of terrace house

Pannal Street, Bradford, BD7

NO LONGER ADVERTISED

Marketed from 17 Jul 2025 to 3 Aug 2025 (17 days) by OpenRent, London

+ Add to report

# Current Tenant Profile



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: **3+ years**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for the 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)

Cross Lane Bradford BD7

219572663

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**