

LET PROPERTY PACK

INVESTMENT INFORMATION

Aylesbury Street, Keighley,
BD21

221651688

 www.letproperty.co.uk





Property Description

Our latest listing is in Aylesbury Street, Keighley, BD21

This property has a potential to rent for **£657** which would provide the investor a Gross Yield of **8.6%** 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...



Aylesbury Street,
Keighley, BD21

221651688



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Market Rent: £657

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 92,000.00

25% Deposit	£23,000.00
SDLT Charge	£4,600
Legal Fees	£1,000.00
Total Investment	£28,600.00

Projected Investment Return



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



Returns Based on Rental Income	£657
Mortgage Payments on £69,000.00 @ 5%	£287.50
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	FREEHOLD
Letting Fees	£65.70
Total Monthly Costs	£368.20
Monthly Net Income	£288.80
Annual Net Income	£3,465.60
Net Return	12.12%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,151.60**
Adjusted To

Net Return **7.52%**

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

Annual Net Income **£2,085.60**
Adjusted To

Net Return **7.29%**

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 £95,000.



£95,000

2 bedroom terraced house for sale

+ Add to report

Cromer Grove, Keighley, BD21

CURRENTLY ADVERTISED

SOLD STC

Marketed from 26 Aug 2025 by Day & Co Estate Agents Limited, Keighley

THROUGH TERRACE HOUSE | TWO BEDROOMS | GAS CENTRAL HEATING & DOUBLE GLAZING | YARD &



£90,000

2 bedroom terraced house for sale

+ Add to report

Cromer Avenue, Keighley, BD21

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 29 May 2025 by Let Property Sales & Management, Glasgow

Street Parking | Private Garden (back only) | Buy-to-Let Opportunity | Long Term Tenant Currently

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom terraced house

Cromer Grove, Keighley

NO LONGER ADVERTISED

Marketed from 30 Apr 2025 to 23 May 2025 (23 days) by Open House Estate Agents, Keighley

+ Add to report



£700 pcm

2 bedroom terraced house

Rye Street, Keighley

NO LONGER ADVERTISED

Marketed from 25 Mar 2025 to 28 Apr 2025 (33 days) by Open House Estate Agents, Keighley

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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