

LET PROPERTY PACK

INVESTMENT INFORMATION

Frizley Gardens, Bradford,
BD9 4LY

221784789

 www.letproperty.co.uk





Property Description

Our latest listing is in Frizley Gardens, Bradford, BD9 4LY

Get instant cash flow of **£750** per calendar month with a **10.0%** Gross Yield for investors.

With tenants 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...



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Property Key Features

2 Bedrooms

1 Bathroom

Well-kept Flat

Communal Private Parking

Easy Access to Local Amenities

Factor Fees: £105 pm

Ground Rent: £20.4 pm

Lease Length: 959 years

Current Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £104,000.00 and borrowing of £78,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 104,000.00

25% Deposit	£26,000.00
SDLT Charge	£5,200
Legal Fees	£1,000.00
Total Investment	£32,200.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month



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



Returns Based on Rental Income	£750
Mortgage Payments on £78,000.00 @ 5%	£325.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£105.00
Ground Rent	£20.40
Letting Fees	£75.00
Total Monthly Costs	£540.40
Monthly Net Income	£209.60
Annual Net Income	£2,515.20
Net Return	7.81%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,015.20**
Adjusted To

Net Return **3.15%**

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

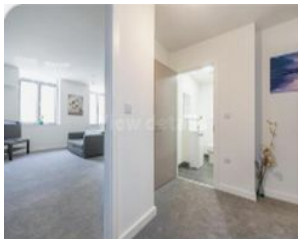
Annual Net Income **£1,200.00**
Adjusted To

Net Return **3.73%**

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 £111,000.



£111,000

2 bedroom apartment for sale

+ Add to report

Conditioning House, Cape Street, Bradford, BD1

CURRENTLY ADVERTISED

Marketed from 1 Aug 2025 by Aspen Woolf Ltd, Leeds

Two bedroom apartment | Conditioning House is Named as a top property pick buy The Times | Award...



£110,000

2 bedroom apartment for sale

+ Add to report

Bradford Road, Shipley, West Yorkshire, BD18

NO LONGER ADVERTISED

Marketed from 13 Jun 2024 to 16 Jan 2025 (216 days) by Dacre Son & Hartley, Saltaire

Two bedroom apartment | Fourth floor, accessed via a lift | Dual aspect views | Residents parking...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £795 based on the analysis carried out by our letting team at **Let Property Management**.



£795 pcm

2 bedroom apartment

+ Add to report

VM1, Salts Mill Road, Shipley, BD17** JULIET BALCONY WITH CANAL/SIDE VIEW **

NO LONGER ADVERTISED

LET AGREED

Marketed from 31 May 2007 to 15 Jan 2025 (6439 days) by Blue Residential, Guiseley

A TWO bedroomed UNFURNISHED SECOND FLOOR apartment | JULIET BALCONY to CANAL/SIDE view | DOUBLE ...



£775 pcm

2 bedroom apartment

+ Add to report

307 Silk Warehouse, Lilycroft Road, Bradford, West Yorkshire, BD9

NO LONGER ADVERTISED

Marketed from 30 Oct 2012 to 2 Apr 2025 (4537 days) by URBAN SPLASH MANAGEMENT LIMITED, Manchester

Award winning Grade II Listed conversion | Many original features including high vaulted ceilings...

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**



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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