

LET PROPERTY PACK

INVESTMENT INFORMATION

Beacon Street, Wibsey,
Bradford, BD6

222299516

 www.letproperty.co.uk





Property Description

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

Get instant cash flow of **£600** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

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



Beacon Street, Wibsey,
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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 800

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



Returns Based on Rental Income	£600	£800
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£80.00
Total Monthly Costs	£387.50	£407.50
Monthly Net Income	£212.50	£392.50
Annual Net Income	£2,550.00	£4,710.00
Net Return	8.23%	15.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,110.00**
Adjusted To

Net Return **10.03%**

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

Annual Net Income **£3,210.00**
Adjusted To

Net Return **10.35%**

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

Beacon Street, Wibsey, Bradford, BD6 3BE

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Jan 2025 to 21 May 2025 (111 days) by eXp UK, Yorkshire and The Humber



£90,000

2 bedroom end of terrace house for sale

Beacon Street, Wibsey, Bradford

NO LONGER ADVERTISED

Marketed from 1 Sep 2022 to 15 Nov 2022 (74 days) by William H. Brown, Wibsey

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

2 bedroom terraced house

Watford Avenue, Norwood Green, Halifax

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 May 2025 to 31 Jul 2025 (71 days) by Hamilton Bower, Northowram



£900 pcm

2 bedroom terraced house

Cooper Lane, Shelf, Halifax

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Aug 2025 to 30 Sep 2025 (33 days) by Hamilton Bower, Northowram



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: **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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