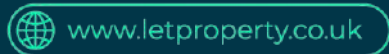


LET PROPERTY PACK

INVESTMENT INFORMATION

Ewart Street, Bradford,
BD7

222533486





Property Description

Our latest listing is in Ewart Street, Bradford, BD7

Get instant cash flow of **£750** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **8.3%** 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...



Ewart Street, Bradford,
BD7

222533486



Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 115,000.00 and borrowing of £86,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 115,000.00

25% Deposit £28,750.00

SDLT Charge £5,750

Legal Fees £1,000.00

Total Investment £35,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 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	£750	£800
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£449.38	£454.38
Monthly Net Income	£300.63	£345.63
Annual Net Income	£3,607.50	£4,147.50
Net Return	10.16%	11.68%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,547.50**
Adjusted To

Net Return **7.18%**

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

Annual Net Income **£2,422.50**
Adjusted To

Net Return **6.82%**

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 £144,995.



£144,995

2 bedroom end of terrace house for sale

+ Add to report

Hollybank Road, Bradford, West Yorkshire, BD7

CURRENTLY ADVERTISED

Marketed from 21 Aug 2025 by Whitegates, Bradford

Two Bedrooms | End Terrace | Recently Refurbished | Set Over Four Floors | NO CHAIN | New Kitchen...



£139,950

2 bedroom town house for sale

+ Add to report

Astral View, Wibsey, Bradford, BD6

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Aug 2025 by Robert Watts, Wibsey

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£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

No Agent Fees | Students Can Enquire | Property Reference Number: 2527620



£800 pcm

2 bedroom end of terrace house

Pannal Street, Bradford, BD7

NO LONGER ADVERTISED

Marketed from 17 Feb 2025 to 4 Mar 2025 (14 days) by OpenRent, London

+ Add to report

No Agent Fees | Students Can Enquire | Property Reference Number: 2387365

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 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.



www.letproperty.co.uk

Ewart Street, Bradford, BD7

222533486

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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