

LET PROPERTY PACK

INVESTMENT INFORMATION

Bridge Street, Batley, WF17
5PD

227570666

 www.letproperty.co.uk





Property Description

Our latest listing is in Bridge Street, Batley, WF17 5PD

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£682** which would provide the investor a Gross Yield of **7.4%** 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...



Bridge Street, Batley,
WF17 5PD

227570666



Property Key Features

2 Bedroom

1 Bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: £1 PM

Lease Length: 836 years

Current Rent: £550

Market Rent: £682

Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge **£5,500**

Legal Fees **£1,000**

Total Investment **£116,500**

Projected Investment Return



The monthly rent of this property is currently set at £550.00 per calendar month but the potential market rent is

£ 682



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



Returns Based on Rental Income	£550.00	£682.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.00	
Letting Fees	£55.00	£68.20
Total Monthly Costs	£71.00	£84.20
Monthly Net Income	£479.00	£597.80
Annual Net Income	£5,748.00	£7,173.60
Net Return	4.93%	6.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£5,810**
Adjusted To

Net Return **4.99%**

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 £130,000.



£130,000

2 bedroom end of terrace house for sale

Clutton Street, Soothill, Batley, WF17

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Apr 2026 by Whitegates, Dewsbury

+ Add to report



£125,000

2 bedroom semi-detached house for sale

Clutton Street, Batley

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 9 Oct 2024 to 1 Mar 2025 (142 days) by Adams Estates, Dewsbury

+ Add to report

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

+ Add to report

Upper Blakeridge Lane, Batley, West Yorkshire, WF17

NO LONGER ADVERTISED

Marketed from 19 Sep 2025 to 22 Sep 2025 (2 days) by Raspberry Lettings, Raspberry Lettings



£925 pcm

2 bedroom terraced house

+ Add to report

Upper Blakeridge Lane, Batley, West Yorkshire, WF17

NO LONGER ADVERTISED

Marketed from 2 Jan 2026 to 19 Jan 2026 (17 days) by Raspberry Lettings, Raspberry Lettings

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.



www.letproperty.co.uk

Bridge Street, Batley, WF17 5PD

PROPERTY ID: 12345678

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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