

LET PROPERTY PACK

INVESTMENT INFORMATION

Green Mount, Shipley,
BD17

228575211

 www.letproperty.co.uk





Property Description

Our latest listing is in Green Mount, Shipley, BD17

Get instant cash flow of **£650** per calendar month with a **6.8%** Gross Yield for investors.

This property has a potential to rent for **£900** which would provide the investor a Gross Yield of **9.4%** 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...



Green Mount, Shipley,
BD17

228575211



Property Key Features

1 bedroom

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £650

Market Rent: £900

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



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



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 900

Returns Based on Rental Income	£650	£900
Mortgage Payments on £86,250.00 @ 5%	£359.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£65.00	£90.00
Total Monthly Costs	£439.38	£464.38
Monthly Net Income	£210.63	£435.63
Annual Net Income	£2,527.50	£5,227.50
Net Return	7.12%	14.73%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,427.50**
Adjusted To

Net Return **9.65%**

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

Annual Net Income **£3,502.50**
Adjusted To

Net Return **9.87%**

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 £140,000.



1 bedroom terraced house for sale

[+ Add to report](#)

Stone Fold, Baildon, Shipley, BD17 7NG

NO LONGER ADVERTISED

SOLD STC

Marketed from 15 Sep 2025 to 14 Oct 2025 (29 days) by Visum, Nationwide

£140,000



1 bedroom cottage for sale

[+ Add to report](#)

Knoll View, Baildon

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Feb 2025 to 24 Oct 2025 (244 days) by Martin & Co, Saltaire

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom house

[+ Add to report](#)

Station Road, Burley in Wharfedale

CURRENTLY ADVERTISED

Marketed from 10 Aug 2026 by Beyond Lettings, West Yorkshire

£975 pcm



1 bedroom cottage

[+ Add to report](#)

Calverley Lane, Calverley, PUDSEY

NO LONGER ADVERTISED

LET AGREED

Marketed from 13 Mar 2026 to 4 May 2026 (51 days) by William H. Brown Lettings, Headingley

£950 pcm

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
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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