

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Coronation Walk, Keighley,  
BD22

226973836

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Coronation Walk, Keighley, BD22

Get instant cash flow of **£520** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£875** which would provide the investor a Gross Yield of **10.0%** 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...**



Coronation Walk,  
Keighley, BD22

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## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy access to local amenities**

**Factor Fees: £0**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £520**

**Market Rent: £875**

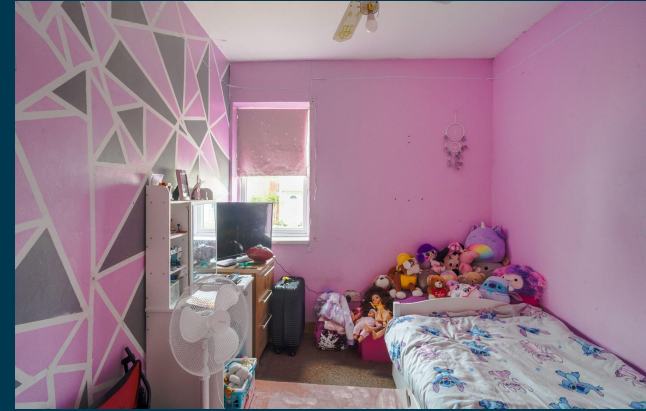
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

# 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 £520 per calendar month but the potential market rent is

£ 875

Returns Based on Rental Income	£520	£875
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.00	£87.50
<b>Total Monthly Costs</b>	<b>£395.13</b>	<b>£430.63</b>
<b>Monthly Net Income</b>	<b>£124.88</b>	<b>£444.38</b>
<b>Annual Net Income</b>	<b>£1,498.50</b>	<b>£5,332.50</b>
<b>Net Return</b>	<b>4.61%</b>	<b>16.41%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,582.50**  
Adjusted To

Net Return                      **11.02%**

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

Annual Net Income      **£3,757.50**  
Adjusted To

Net Return                      **11.56%**

# 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

## 3 bedroom semi-detached house for sale

+ Add to

Whin Knoll Avenue, Keighley, BD21

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Jun 2023 to 28 Sep 2023 (112 days) by Day & Co Estate Agents Limited, Keighley



£115,000

## 3 bedroom semi-detached house for sale

+ Add to rep

Braithwaite Road, Keighley

NO LONGER ADVERTISED SOLD STC

Marketed from 8 Sep 2020 to 11 Mar 2021 (184 days) by Good Move, Leeds

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

## 3 bedroom cottage

Blackhill Farm Cottage, Black Hill Lane

**NO LONGER ADVERTISED**

Marketed from 22 Jan 2025 to 14 Feb 2025 (22 days) by Martin & Co, Keighley

+ Add to report



£895 pcm

## 3 bedroom end of terrace house

Raynham Crescent, Keighley, BD21

**NO LONGER ADVERTISED**






Marketed from 3 Mar 2024 to 8 Apr 2024 (35 days) by OpenRent, London

+ Add to report

# 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: **6 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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