

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Orleans Street, Bradford,  
BD6

227252998

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





## Property Description

Our latest listing is in Orleans Street, Bradford, BD6

This property has a potential to rent for **£668** which would provide the investor a Gross Yield of **7.0%** 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...**



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## Property Key Features

**2 Bedroom**

**1 Bathroom**

**Spacious rooms**

**Close proximity to valuable  
amenities**

**Factor Fees: £1.00 pm**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £668**

# 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.



<b>Returns Based on Rental Income</b>	<b>£668</b>
Mortgage Payments on £86,250.00 @ 5%	<b>£359.38</b>
Est. Building Cover (Insurance)	<b>£15.00</b>
Approx. Factor Fees	<b>£1.00</b>
Ground Rent	<b>Freehold</b>
Letting Fees	<b>£66.80</b>
<b>Total Monthly Costs</b>	<b>£442.18</b>
<b>Monthly Net Income</b>	<b>£225.83</b>
<b>Annual Net Income</b>	<b>£2,709.90</b>
<b>Net Return</b>	<b>7.63%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income **£1,373.90**  
Adjusted To

Net Return **3.87%**

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

Annual Net Income **£984.90**  
Adjusted To

Net Return **2.77%**

# 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 £100,000.



## 2 bedroom end of terrace house for sale

+ Add to report

REF TN - Orleans Street, Bradford, West Yorkshire, BD6 2EJ

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Nov 2024 to 10 Mar 2025 (102 days) by Hunters, Bradford

£100,000



## 2 bedroom terraced house for sale

+ Add to report

Orleans Street, Bradford, BD6

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jan 2023 to 2 Jun 2023 (125 days) by Strike, Yorkshire

£90,000

# 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**.



£975 pcm

## 3 bedroom terraced house

+ Add to report

Western Fold, Bradford, BD6

NO LONGER ADVERTISED

Marketed from 24 Feb 2026 to 1 Mar 2026 (4 days) by OpenRent, London



£975 pcm

## 3 bedroom semi-detached house

+ Add to report

Moresby Road, Bradford, BD6

NO LONGER ADVERTISED






LET AGREED

Marketed from 15 Jul 2025 to 14 Aug 2025 (30 days) by Righthaus Properties, Bradford

# 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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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.



**LETPROPERTY**