

LET PROPERTY PACK

INVESTMENT INFORMATION

Littlelands, Bingley, BD16

229389957

 www.letproperty.co.uk





Property Description

Our latest listing is in Littlelands, Bingley, BD16

Get instant cash flow of **£650** per calendar month with a **8.2%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.8%** 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...



Littlelands, Bingley, BD16

229389957



Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £72.86 PM

Ground Rent: £10.42 PM

Lease Length: 979 years

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 95,000.

ASSUMED PURCHASE PRICE

£ 95,000

SDLT Charge £4,750

Legal Fees £1,000

Total Investment £100,750

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

£ 700

Returns Based on Rental Income	£650	£700
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£72.86	
Ground Rent	£10.42	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£163.28	£168.28
Monthly Net Income	£486.72	£531.72
Annual Net Income	£5,840.64	£6,380.64
Net Return	5.80%	6.33%



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,981**
Adjusted To

Net Return **4.94%**

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 £120,000.



£120,000

2 bedroom flat for sale

Littlelands, Bingley, West Yorkshire, BD16

NO LONGER ADVERTISED

Marketed from 1 Jun 2021 to 2 Jun 2021 by Bridgfords, York

+ Add to report



£100,000

2 bedroom ground floor flat for sale

Langlands Road, Bingley

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Mar 2024 to 12 Jul 2024 (125 days) by William H. Brown, Shipley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom apartment

Littlelands, Bingley, BD16

NO LONGER ADVERTISED

LET AGREED

Marketed from 23 Mar 2024 to 15 Apr 2024 (23 days) by Day & Co Estate Agents Limited, Keighley

+ Add to report



£725 pcm

2 bedroom apartment

Littlelands, Bingley, BD16

NO LONGER ADVERTISED

Marketed from 5 Mar 2024 to 7 Mar 2024 (1 days) by Day & Co Estate Agents Limited, Keighley

+ 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**



Current term of tenancy: **8 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

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.



www.letproperty.co.uk

Littlelands, Bingley, BD16

PROPERTY ID: 229389957

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