

LET PROPERTY PACK

INVESTMENT INFORMATION

Acaster Drive, Low Moor,
Bradford, BD12

219412179

 www.letproperty.co.uk





Property Description

Our latest listing is in Acaster Drive, Low Moor, Bradford, BD12

Get instant cash flow of **£350** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **9.0%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...



Acaster Drive, Low Moor,
Bradford, BD12

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Property Key Features

2 Bedrooms

1 Bathroom

Modern Kitchen

Good Condition

Factor Fees: £0.00

Ground Rent: £2.10 pm

Lease Length: 56 years

Current Rent: £350

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£350	£600
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£2.10	
Letting Fees	£35.00	£60.00
Total Monthly Costs	£302.10	£327.10
Monthly Net Income	£47.90	£272.90
Annual Net Income	£574.80	£3,274.80
Net Return	2.30%	13.10%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£2,074.80**
Adjusted To

Net Return **8.30%**

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

Annual Net Income **£2,100.00**
Adjusted To

Net Return **8.40%**

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 £110,000.



£110,000

2 bedroom town house for sale

+ Add to report

Holborn Court, Bradford, BD12

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Feb 2021 to 10 Aug 2021 (168 days) by Strike, Yorkshire



£70,000

1 bedroom flat for sale

+ Add to report

Hydale Court, Bradford, West Yorkshire, BD12

CURRENTLY ADVERTISED

Marketed from 3 Jun 2025 by Alan Slater Property Services, Bradford

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

1 bedroom end of terrace house

+ Add to report

Acaster Drive Low Moor, Bradford, West Yorkshire, BD12 0BE

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Mar 2024 to 17 May 2024 (52 days) by Hunters, Bradford



£450 pcm

1 bedroom flat

+ Add to report

Acaster Drive, Low Moor, BD12

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Apr 2025 to 16 May 2025 (39 days) by Righthaus Properties, Bradford

Current Tenant Profile



As this property is currently tenanted, 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.



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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.

