

Income Producing ,Tenanted, 2 Bed House with Self Contained Studio flat

Harewood Street, Bradford, BD3 9DS

Purchase Price = £56,000

Finders Fee £3,000

Gross Income = £7,800 per annum

Giving a massive 13.9% Gross Yield



Great Investment Opportunity!

For a limited time only, we have been able to secure a recently refurbished 2 bedroom rear back to back terraced house close to local amenities and transport links in Bradford .

The property is appox 914 sqft in total with the basement converted into a self contained studio.

Planning was granted for the conversion to a studio in 2010

Main House:

Ground Floor

- Kitchen – with new boiler
- Lounge – newly painted and carpeted

First Floor

- Bedroom 1- newly painted and carpeted
- Bedroom 2
- Bathroom

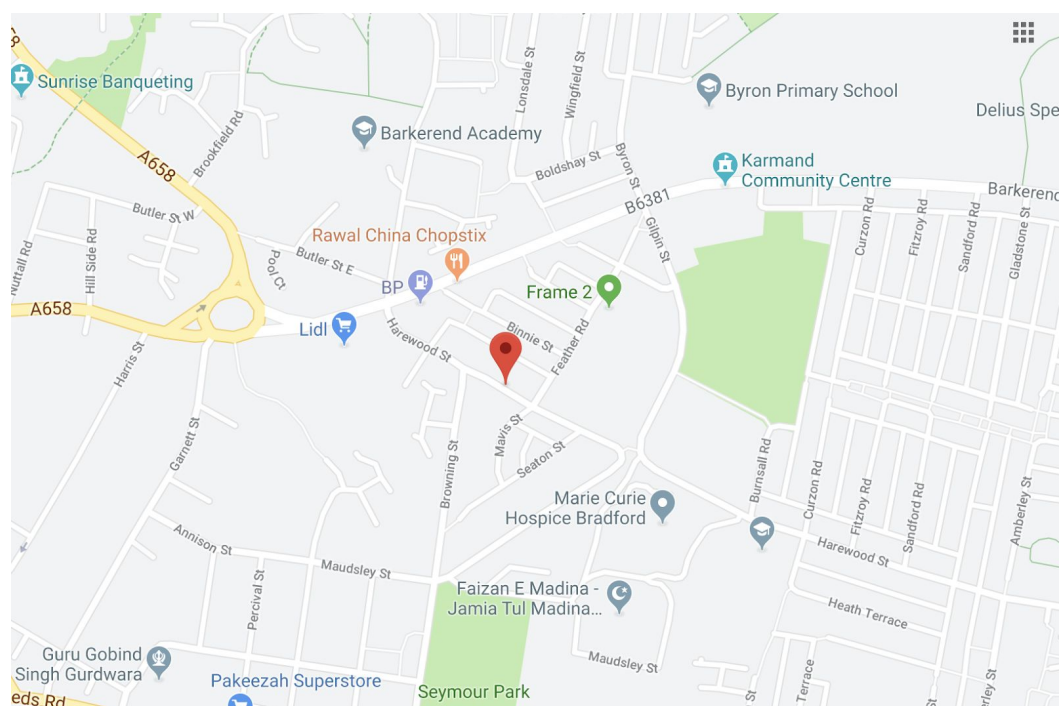
Basement Flat

- Studio flat containing shower, kitchen area, bed and sofa

Location

The property is situated:

- 1.1 miles from Bradford Interchange
- 1.3 miles from Bradford City Centre
- 1.8 miles from University of Bradford
- 3.0 miles from Bradford Royal Infirmary



[More Photo's Click Here](#)

Rental

- Main house is rented out at £425 pcm & Studio at £225 pcm to working tenants.
- Rental demand should remain strong, as the property is close to the city centre, hospital, university and transport making it ideal for professionals traveling to and from Leeds as well.
- The tenants pay for their own utilities.

Sold Comparables (within ½ mile)

[73, Harewood Street, Bradford, West Yorkshire BD3 9DS](#)

£52,500	Terraced, Freehold, Residential	14 Mar 2019	2 bedrooms Basement not converted yet
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[34, Seaton Street, Bradford, West Yorkshire BD3 9DP](#)

£55,000	Terraced, Freehold, Residential	01 Feb 2019	2 bedrooms
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[72, Wingfield Street, Bradford, West Yorkshire BD3 0AQ](#)

£50,000	Terraced, Freehold, Residential	08 Mar 2019	2 bedroom
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For Sale Comparables (within ½ mile)

[Browning Street , Bradford, West Yorkshire BD3](#)

£55,000 to £60,000	Rear back to back Terraced, Freehold, Residential		2 bedrooms plus attic
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[Thursby Street , Bradford, West Yorkshire BD3](#)

£53,000	Rear back to back Terraced, Freehold, Residential		2 bedrooms 651 sqft
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[Boldshay Street , Bradford, West Yorkshire BD3](#)

£55,000 excess	Terraced, Freehold, Residential		2 bedrooms
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[Harewood Streey , Bradford, West Yorkshire BD3](#)

£98,000 excess	Terraced, Freehold, Residential		4 bedrooms
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The Vision

- To purchase the property for £57,000 and earn a healthy cashflow immediately and a high return on investment.

Cashflow Actual – 2 bed house & Studio

- Total Rental Income = £650 pcm = £7,800 per annum

Costs to consider:

- Mortgage Cost @ 4% = £142.50 pcm
- Management @ 10%+Vat = £78 pcm

CASHFLOW AFTER ALL THE ABOVE COSTS

Managed= £432 pcm = £5,184 per annum

Self Managed = £510 pcm = £6,120 per annum

This equates to a nearly 10% Net Yield

Capital Required To Get Involved:

- Purchase Price = £56,000
- Deposit @ 25% = £14,000
- Stamp Duty = £1,680
- Legals = £1,000
- Sourcing Fee = £3,000

Total Capital Required = £19,680

The Return On Investment based on an investment
of £19,680

Managed = 26% MANAGED

Self Managed = 31% UNMANAGED

The local agent currently managing the property can continue to manage the property allowing you a handsfree transaction

FIRST TO SEE WILL BUY!

To Reserve Call Darren on 07599327460 Now