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## Keighley Property Investment - 9.5% Yield

**Already Tenanted**

**Income from Day 1**

### One-Bed Apartment

Market Value Reduced- £65,000

**Discounted Price - £49,950**

**From Reduced Price - £25,000**

Saving of **23%**

### Cash Flow

**Market rental income - £395 pcm**

Gross Yield - **9.5%\***

**Gross ROI - 29.8%\*\***



**Sold in 2012 for £75,000**

**Urgent Sale Required**

- > Kitchen with integrated Appliances
- > No Stamp Duty
- > Convenient Location
- > Well Maintained
- > Low Maintenance
- > Close to rail & bus links
- > Good rental demand
- > Desirable area
- > Door Entry System
- > Still under warranty

## Property Details

Welcome to Ingrow Mill, an exclusively developed community of luxury one and two bedroomed apartments. Ingrow Mill represents a unique residential opportunity for buyers and investors wanting to own a property in the historically rich and beautiful Yorkshire countryside.

Situated close to local amenities such as shops, schools, medical centre and transport links.

The accommodation briefly comprises open plan kitchen/ diner/lounge, one bedroom, bathroom and storage cupboard.

## Location Details

Living on Ingrow Lane is ideal for people with young children who attend Ingrow Primary School as it is minutes away on Broomhill Avenue.

Ingrow Lane is also handy for people who use petrol stations - there is one located just around the corner on South Street.

Keighley town centre can be found approximately half a mile away and offers a much wider variety of facilities and transport links.



## Transport

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The property is located less than 1.5 of a mile and a 5 min bus ride from town centre.

Keighley benefits from an electrified railway service with connections to Leeds, Bradford, Shipley, Bingley, Skipton, Carlisle and Morecambe.

The Keighley and Worth Valley railway is a heritage steam railway, which links the town with Haworth, Oakworth, Oxenhope and the Bronte Country.



## Keighley

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Keighley is a town and civil parish within the metropolitan borough of the City of Bradford in West Yorkshire, England.

Historically in the West Riding of Yorkshire, it is situated 11 miles (17.7 km) northwest of Bradford and is at the confluence of the rivers Aire and the Worth. The town area, which is part of the Brontë Country, has a population of 89,870, making it the third largest civil parish in England.

Keighley lies in a fold between the countryside of Airedale and Keighley Moors. The town is the terminus of the Keighley and Worth Valley Railway, a heritage steam branch line which has been restored and runs through the Worth Valley to Oxenhope via Oakworth and Haworth.







## Property Description

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### Entrance Hall

A communal entrance with secure TV monitor and intercom system.

### Hallway

An oak veneered door gives access into the inviting hallway of the apartment. Intercom system with mini TV monitor. Wall mounted electric heater panel.

### Store Room

Walk in storage area housing the hot water tank.

### Lounge Area

A contemporary spacious living area with high ceilings, feature spotlights, copious natural light and oak laminate flooring. Wall mounted electric panel.

### Kitchen Area

A range of maple effect wall and base units. Complimentary work tops and tiling to the splash-backs. Integrated stainless steel single electric oven and integrated ceramic hob with extractor hood over. Integrated fridge/freezer and washer/dryer. Integrated dishwasher in most apartments. Stainless steel sink and drainer with chrome mixer tap over, ceramic over, ceramic tiling to the floor and spotlights to the ceiling.

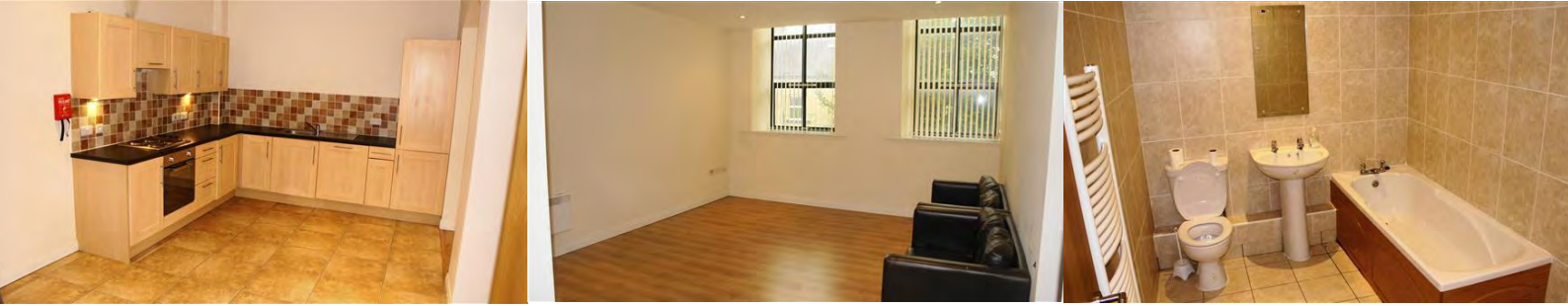
### Bedroom

TV and phone points. Aluminium window and wall mounted electric heater panel.

### Bathroom

Modern three piece suite comprising bath, wash hand basin, w.C, heated towel rail/radiator.





## Market Comparisons

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### **£80,000 - 10 Canal Road, Nr Keighley - 1 Bedroom**

This first floor apartment has a communal entrance door with electronic tag system, a communal stairwell and lift to first floor. Includes intercom system. The accommodation briefly comprises: Entrance hall, large sitting room, modern fitted kitchen with integrated appliances including dishwasher, fridge freezer and washing machine. Master bedroom, bathroom with shower and bath, large storage cupboard.



### **£109,950 Redding Mill, Keighley - 1 Bedroom**

A stunning one bedroom ground floor apartment in the smaller of the two converted mills. The apartment is well presented and offers light and airy accommodation. The apartment has an open plan living room/kitchen, double bedroom, house bathroom and an allocated parking space. Finished to a high standard and situated in an excellent location the property will appeal to a wide range of buyers.





## Rental Comparisons

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### **£425pcm - The Old School, Lodge Street, Cullingworth**

FIRST FLOOR UNFURNISHED APARTMENT in this converted school house situated in the heart of Cullingworth. Having SECURE ENTRY & AMPLE PARKING, open plan living area with MODERN FITTED KITCHEN, one bedroom & three piece bathroom suite.



### **£425pcm - 10 Canal Road, Riddlesden, Keighley**

Offered to the market is this 1 bedroom first floor apartment which benefits from UPVC double glazing. Accommodation comprises of: Lounge/dining room, open to kitchen, bathroom with shower over and 1 bedroom. Externally there is a reserved parking space in the car park.







## Maps

Location Map



Area Map

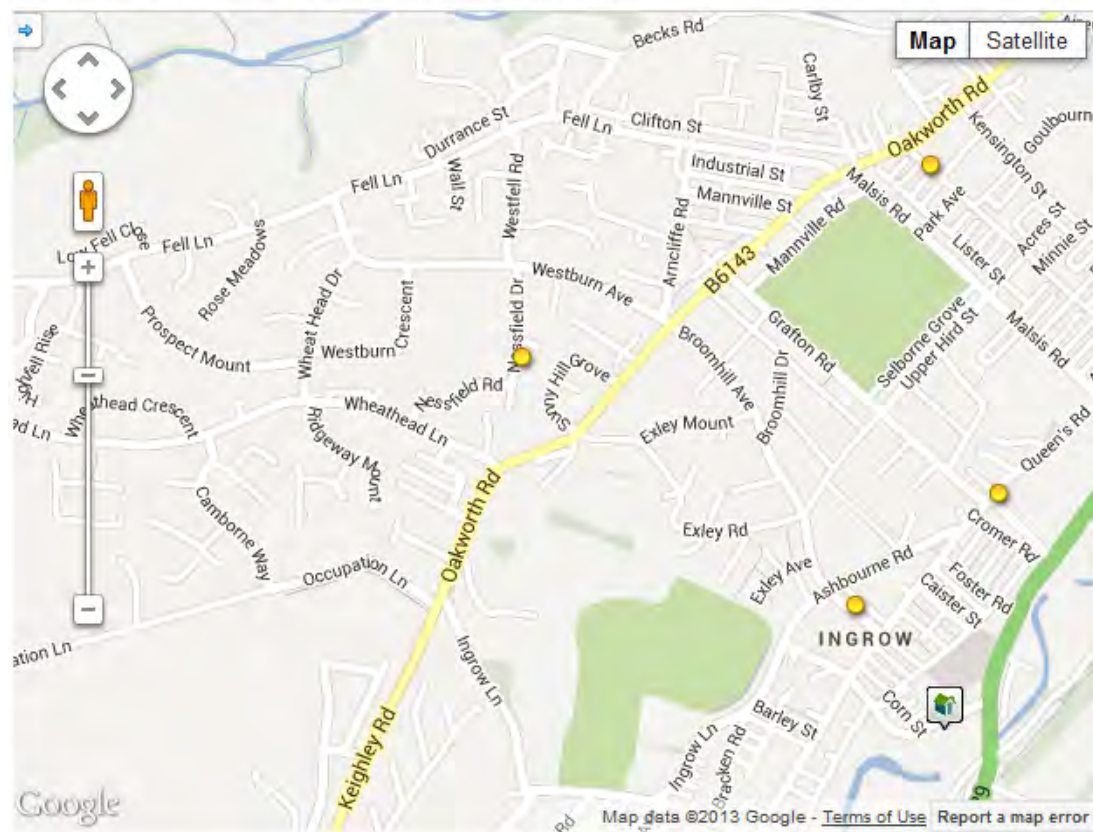




## Maps

### School & Transport Map

Local schools: ☒ Primary Schools ☐ Secondary Schools



Note: The pin shows the centre of the property's postcode, and does not pinpoint the exact address

#### Nearest stations:

-  Keighley (1.2 miles)
-  Crossflatts (3.0 miles)
-  Bingley (3.3 miles)







## Purchase Options

### PURCHASE OPTION ONE

Key Facts		Capital Required		Monthly Cash flow		Equity
Property Value	£65,000	Deposit	£9,990	Rent	£395	Equity of <b>£15,005</b> <b>23% Saving</b>
Purchase Price	£49,950	Stamp Duty	NIL	Monthly Mortgage	£135	
Deposit	£9,990	Sourcing Fee	£3995 (+vat)	Positive Cash flow	£260	
Mortgage Amount	£39,960	Legal & Searches	£1,000 (approx.)			
Monthly Mortgage	£135	Valuation Fees	£400			
Monthly Rent	£395					
Positive Cash flow	£260	Mortgage Broker Fee	£495			
		Total	£15,880			

### PURCHASE OPTION TWO

Key Facts		Capital Required		Monthly Cash flow		Equity
Property Value	£65,000	Deposit	NIL	Rent	£395	Equity of <b>£15,000</b> <b>23% Saving</b>
Mortgage Advance	£49,950	Stamp Duty	NIL	Monthly Mortgage	£170	
Deposit	NIL	Sourcing Fee	£3995(+vat)			
Mortgage Amount	£49,950	Legal & Searches	£1,000 (approx.)			
Monthly Mortgage	£170	Valuation Fees	£400			
Monthly Rent	£395	Bridger's Fee	£1,000			
Positive Cash flow	£225	Mortgage Broker Fee	£495			
		Total	£6,890	Total	£225	







## Other / Disclaimer

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\* = Gross yield - based on annual rent over discounted price.

\*\*= Return on Investment (ROI) - Annual Rent less purchase cost (as per purchase option one) over an annual basis.

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