



DOWBUSZ
P R O P E R T Y

Benefits of Property Investment



Passive Income



Growth Potential



Stability

ARE YOU READY FOR PROPERTY
INVESTMENT?

SINGLE LET PROJECT
3 BED SEMI DETACHED
CONISBROUGH, DONCASTER

Details

Building typ.....3 Bed Semi Datatched House

Construction Type..... Standard Brick

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... Moving

Occupier..... Empty

Refurbishment.....General

Numbers

Purchase Price	£86500
Refurbishment	£28 000
Done Up Value (DUV)	£145 000
Rent	£700
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	~21,18%
YELD	~9,02%
TOTAL INVESTMENT COST (BTL)	~£63000

Refurb

- Skimming
- Painting
- Decorating
- Certificates
- Cleaning
- New Fusebox
- New Boiler
- New Flooring
- Kitchen refit
- New Bathroom
- Damp
- Radiators

3 BED SEMI DETACHED HOUSE PP £86 500

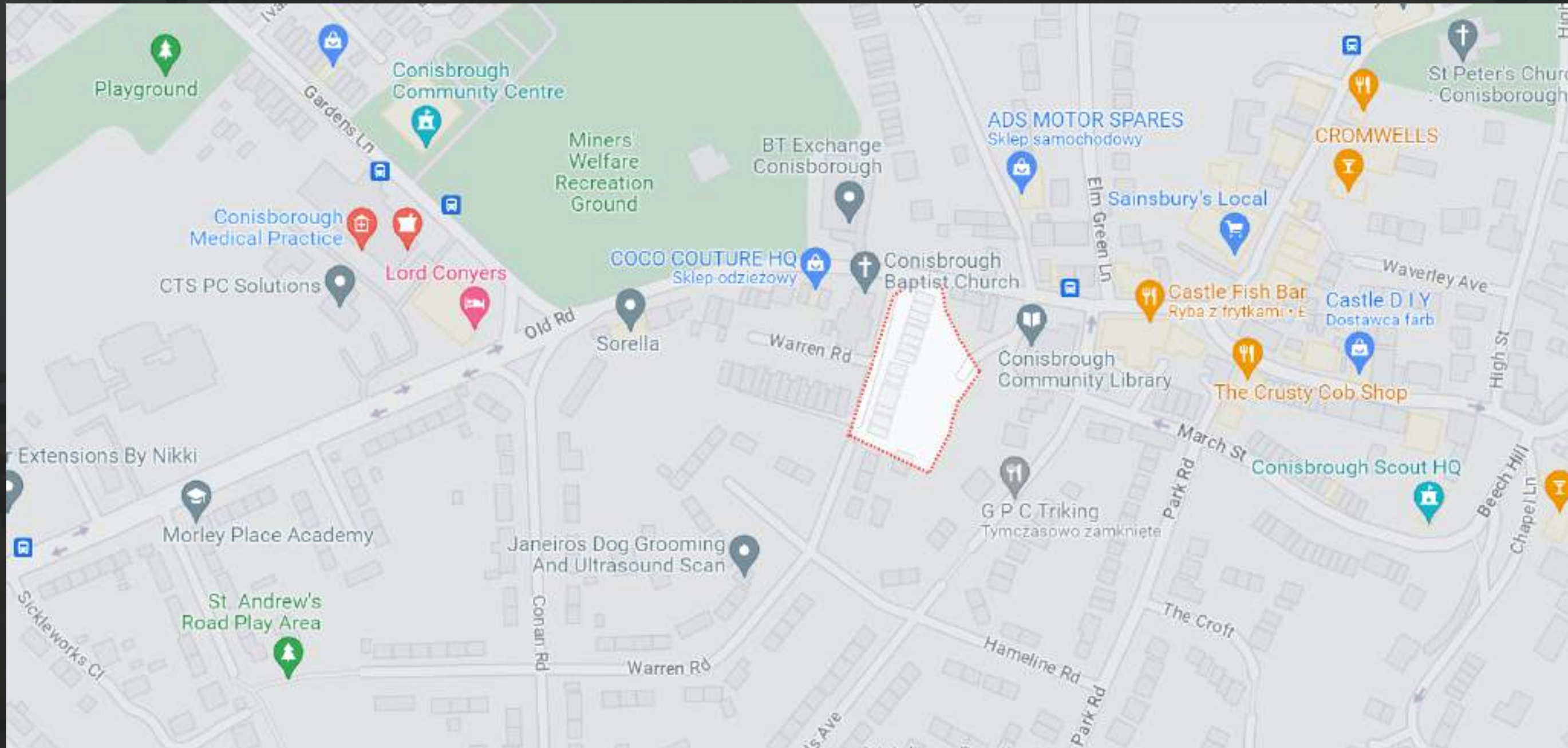
Conisborough, Doncaster

Doncaster is a minster town in South Yorkshire, England. It is named after the River Don, which flows close to the centre. Doncaster is a major regional hub with good transport, heritage sites and recreation centres. It is also considered a market town due to its large market centre and market charter status from medieval times. In a mid-2019 estimate, the Metropolitan Borough of Doncaster had a population of 311,899, while its built-up area had a population of 158,141.

The international Doncaster Sheffield Airport is at Finningley 6 miles (10 km) away. Sheffield lies 17 miles (27 km) south-west, Leeds 25 miles (40 km) north-west, York 30 miles (48 km) to the north, Hull 36 miles (58 km) north-east, and Lincoln 32 miles (51 km) south-east.



Location



Location



Bus / Train

NEARBY BUS STOPS

The closest bus stop is Old Road/Morley Place and it's only 0.04 miles away from School Terrace.

Old Road/Morley Place
Walking Time
0.04 MILES **0.9** MINUTES

Church Street/North Cliff Road
Walking Time
0.05 MILES **1** MINUTES

Old Road/Conan Road
Walking Time
0.13 MILES **2.7** MINUTES

Church Street/West Street
Walking Time
0.14 MILES **2.7** MINUTES

Old Road/Gardens Lane
Walking Time
0.14 MILES **2.8** MINUTES

NEARBY TRAIN STATIONS

Today

The closest train station is Conisbrough Rail Station and it's only 0.53 miles away from School Terrace.

Conisbrough Rail Station
Walking Time
0.53 MILES **10.5** MINUTES

Mexborough Rail Station
Walking Time
2.35 MILES **47.1** MINUTES

Swinton (South Yorks) Rail Station
Walking Time
2.99 MILES **59.8** MINUTES

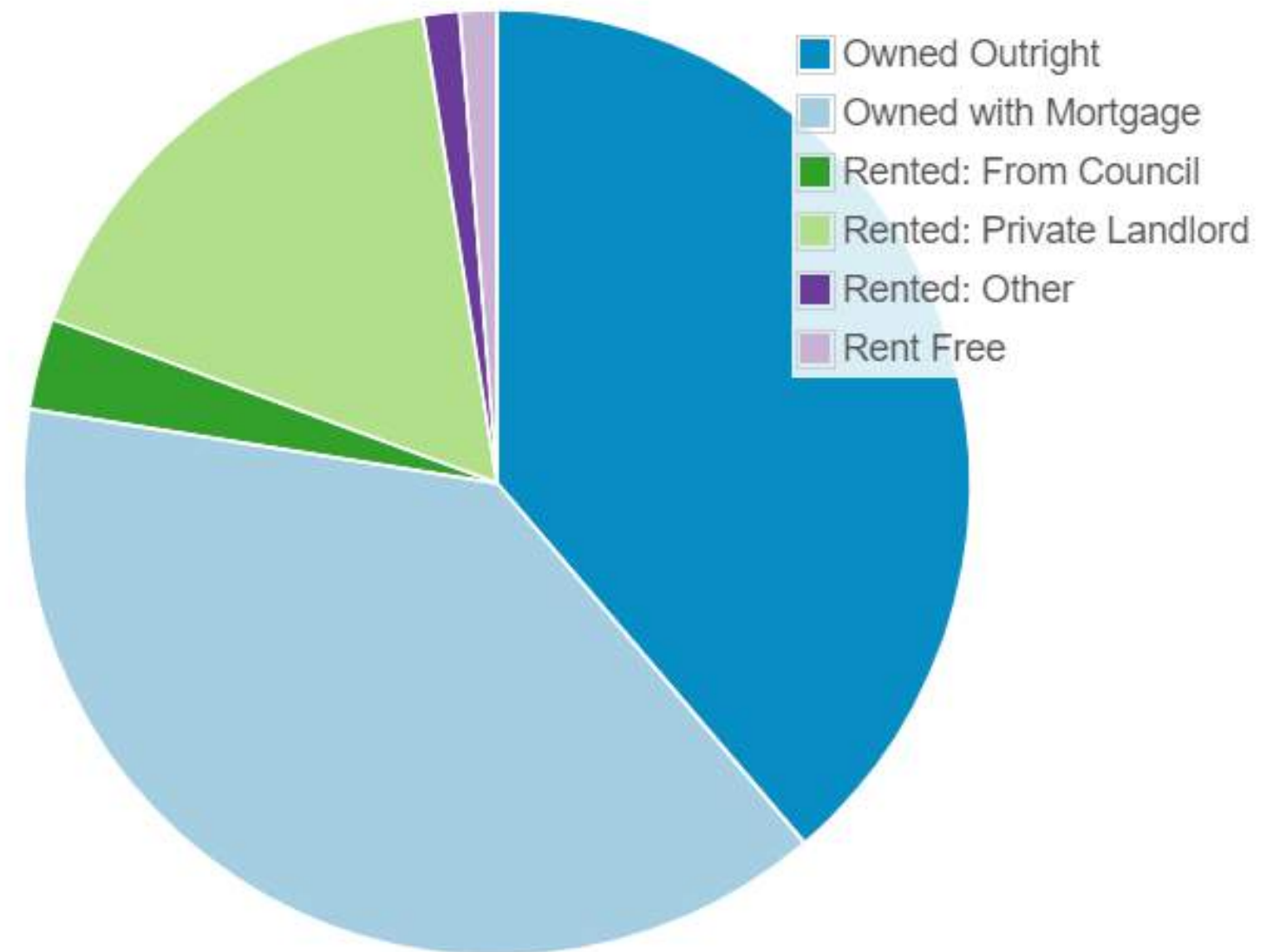
Bolton-Upon-Dearne Rail Station
Walking Time
4.11 MILES **82.3** MINUTES

Doncaster Rail Station
Walking Time
4.79 MILES **95.7** MINUTES

Housing

Housing Tenure

Owned Outright	62
Owned with Mortgage	62
Shared Ownership	0
Rented: From Council	5
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	27
Rented: Other	2
Rent Free	2
Total	160





EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Schools

NEAREST SCHOOLS

 De Warenne Academy State School Ofsted: Good	0.3 miles
 Morley Place Academy State School Ofsted: Good	0.2 miles
 Castle Academy State School Ofsted: Good	0.4 miles
 Rowena Academy State School Ofsted: Outstanding	0.3 miles

Pictures









Sold House Prices

61, Park Road, Conisbrough, Doncaster, South Yorkshire DN12 2EH

3 bed, semi-detached

£142,500

23 Sep 2022

Freehold

No other historical records



9, Park Road, Conisbrough, Doncaster, South Yorkshire DN12 2EQ

3 bed, semi-detached

£155,000

28 Apr 2023

Freehold

No other historical records



25, Conan Road, Conisbrough, Doncaster, South Yorkshire DN12 2NG

3 bed, semi-detached

£157,000


21 Dec 2022

Freehold

No other historical records



Rental Prices



1/13

Athelstane Road, Conisbrough, Doncaster, DN12 ✕

Terraced 🏠 3 🛏 1

0.18 miles

DEPOSIT FREE OPTION AVAILABLE Aspire properties are delighted to present this recently refurbished two-bedroom terrace


LET AGREED

Added on 16/06/2023 by Aspire Properties, West Yorkshire

£600 pcm
£138 pw

Price Change History

17/06/2023 Initial entry found: **£600 pcm**

 **ASPIRE PROPERTIES** 0113 468 8563
Local call rate ✉ Contact ♡ Save



3 Bed Semi-Detached House, Denaby Avenue, DN12

☆ Favourite

£650.00
per month

£150.00
per week

✔ No admin fees
✔ No hidden charges

Let Agreed

Property Reference:
1516340

Meet the landlord



2 Bed Terraced House, Clifton Hill, DN12

☆ Favourite

£650.00
per month

£150.00
per week

✔ No admin fees
✔ No hidden charges

Let Agreed

Property Reference:
1554294

Meet the landlord



DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

BARTŁOMIEJ GRZYWNIAK

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- E-mail: bart.grzywniak@sellhousewithus.com

About process

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Dawid Dowbusz

