



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
4 BED END OF TERRACE
LOUGHTON COMMON/SHEFFIELD

Details

Building typ..... 4 Bed End of Terrace House

Construction Type..... Standard Brick

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... Moving

Occupier..... Empty

Refurbishment.....General

Numbers

Purchase Price	£102 000
Refurbishment	£35 000
Done Up Value (DUV)	£160 000
Rent	£950
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	~20,69%
YELD	~11.18%
TOTAL INVESTMENT COST (BTL)	~£65 705

Refurb

- Skimming
- Painting
- Decorating
- Certificates
- Cleaning
- New Fusebox
- New Boiler
- New Flooring
- Guttering
- New Kitchen
- New Bathroom
- Damp
- Radiators
- Wiering
- Plastering
- Blown windows

4 BED END OF TERRACE HOUSE

PP £102 000

Sheffield

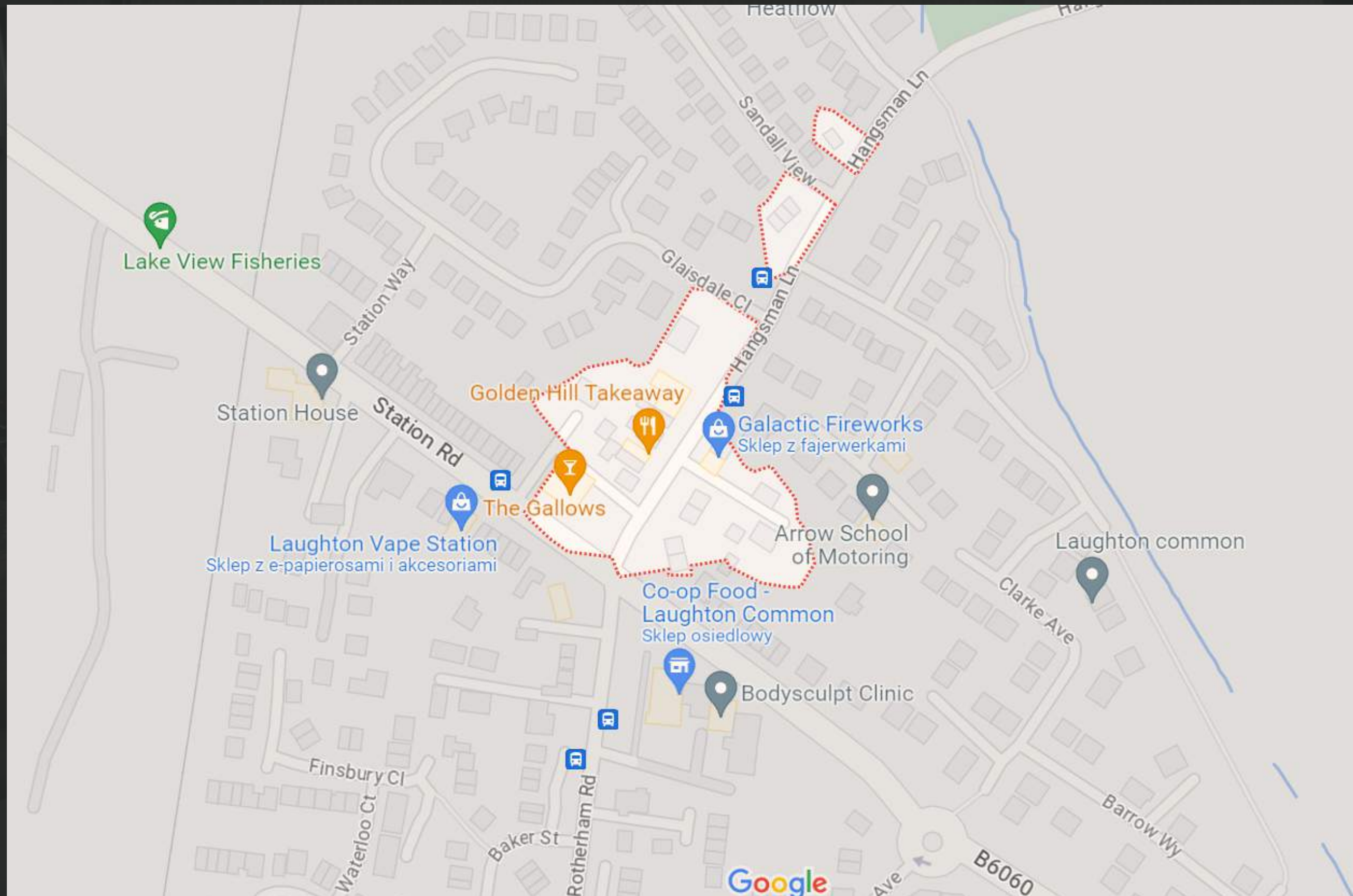
Sheffield is a city and metropolitan borough in South Yorkshire, England. The name derives from the River Sheaf which runs through the city.

It is situated 6 miles (9.7 km) south-west of Rotherham, 40 miles (64 km) east of Manchester, 38 miles (61 km) south of Leeds and 44 miles (71 km) north of Nottingham. It is the largest settlement in South Yorkshire and also the second-largest city (by population) in Yorkshire.

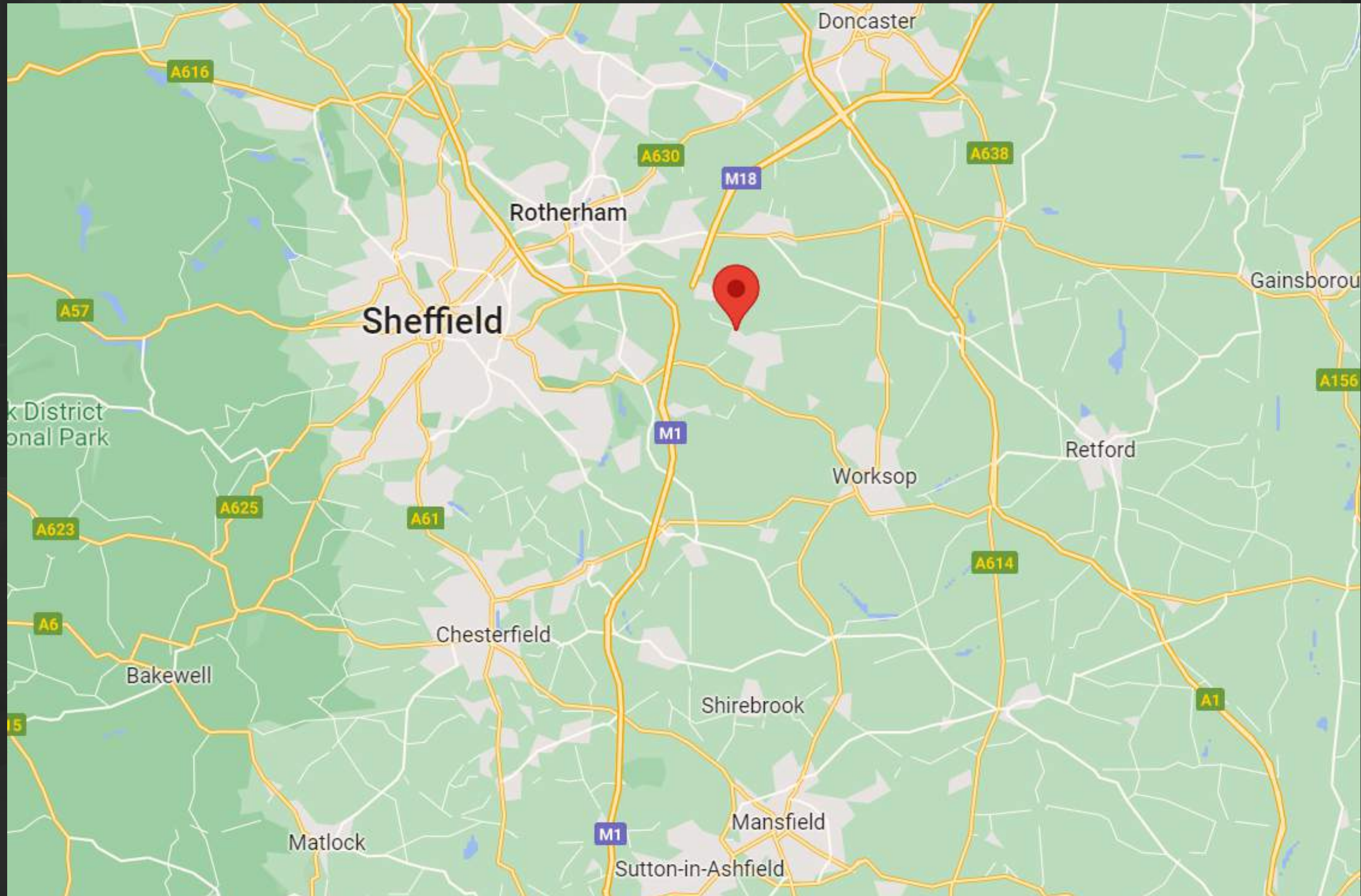
Sixty-one per cent of Sheffield's entire area is green space, and a third of the city lies within the Peak District national park. There are more than 250 parks, woodlands and gardens in the city, which is estimated to contain around 4.5 million trees



Location



Location



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Hangsman Lane/Glaisdale Close and it's only 0.02 miles away from Hangsman Lane.

Hangsman Lane/Glaisdale Close

Walking Time

0.02 MILES

0.3 MINUTES

Station Road/Hangsman Lane

Walking Time

0.05 MILES

1.1 MINUTES

Station Road/Rotherham Road

Walking Time

0.06 MILES

1.3 MINUTES

Rotherham Road/Station Road

Walking Time

0.09 MILES

1.8 MINUTES

Rotherham Road/Baker Street

Walking Time

0.1 MILES

2.1 MINUTES

NEARBY TRAIN STATIONS

Today

The closest train station is Kiveton Park Rail Station and it's only 2.97 miles away from Hangsman Lane.

Kiveton Park Rail Station

Walking Time

2.97 MILES

59.5 MINUTES

Kiveton Bridge Rail Station

Walking Time

3.03 MILES

60.7 MINUTES

Shireoaks Rail Station

Walking Time

4.62 MILES

92.4 MINUTES

Woodhouse Rail Station

Walking Time

5.28 MILES

105.7 MINUTES

Rotherham Central Rail Station

Walking Time

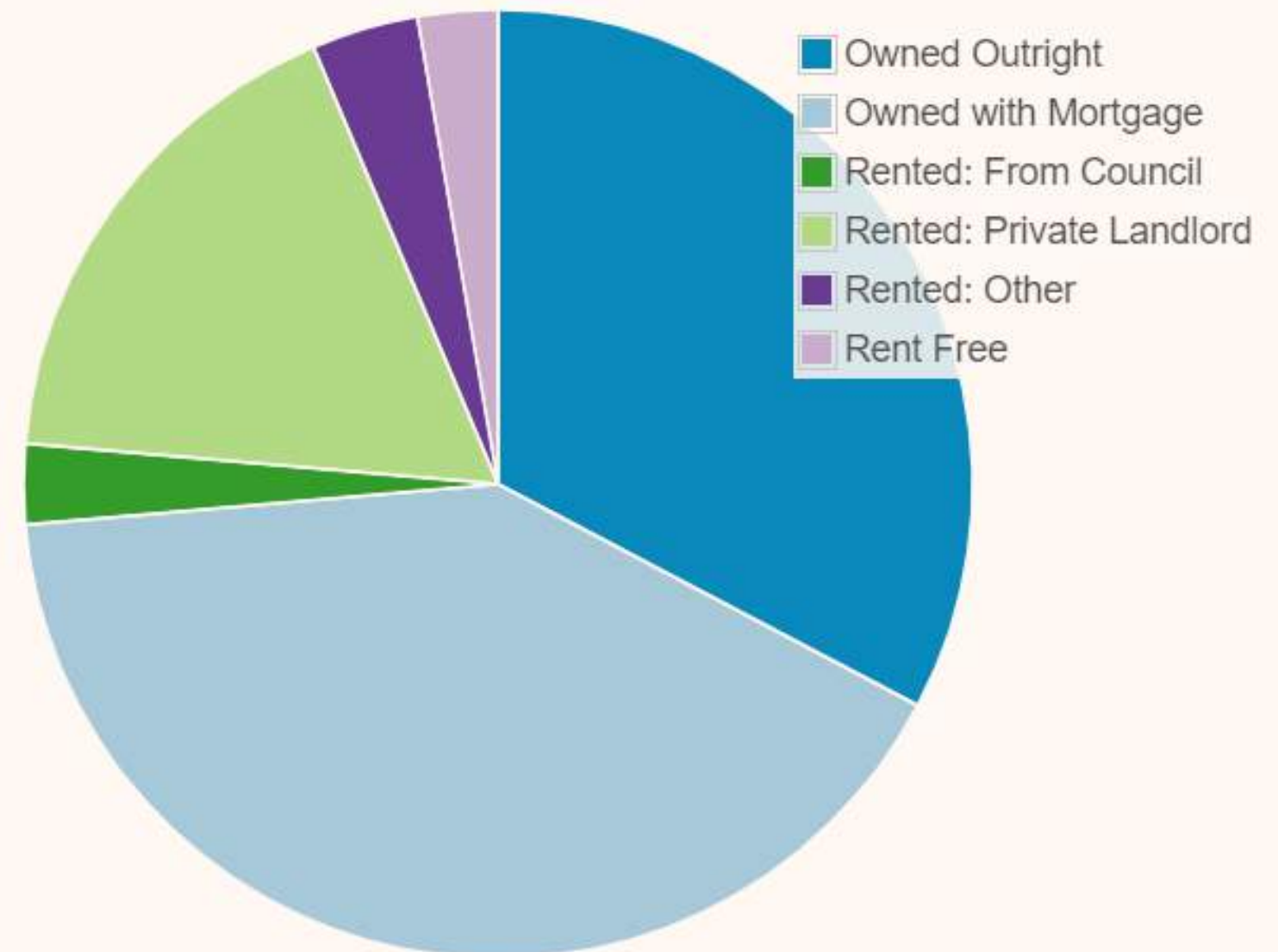
6.44 MILES

128.8 MINUTES

Housing

Housing Tenure

Owned Outright	36
Owned with Mortgage	45
Shared Ownership	0
Rented: From Council	3
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	19
Rented: Other	4
Rent Free	3
Total	110



EPC

13 Hangsman Lane
Dinnington
SHEFFIELD
S25 3PF

Energy rating

D

Valid until
2 May 2033

Certificate number
0926-1008-5255-6477-8200

Property type

end-terrace house

Total floor area

110 square metres

Floor Plan



Ground Floor



First Floor

Total floor area 98.4 sq.m. (1,059 sq.ft.) approx

Schools

- 🎓 Laughton Junior and Infant ... 0.6 miles
- 🎓 Laughton All Saints CofE Pri... 0.7 miles

Pictures







Sold House Prices

17, Finsbury Close, Dinnington, Sheffield, South Yorkshire S25 3RZ

3 bed, terraced

£162,000	14 Oct 2022	Leasehold
£126,500	24 Mar 2006	Leasehold
£114,950	30 Sep 2005 (New Build)	Leasehold



3, Mountfield Way, Dinnington, Sheffield, South Yorkshire S25 3QQ

4 bed, semi-detached

£212,500	30 Sep 2022	Freehold
£134,000	13 Dec 2011	Freehold
£179,995	18 Aug 2006 (New Build)	Freehold



33 Hangsman Lane, Dinnington, Sheffield, S25 3PF

 3 beds  1 reception

FREEHOLD


SEMI-DETACHED HOUSE

Last sold

-

Estimated price

£147,000 - £180,000

 Track

Rental Prices



Laughton Road, Thurcroft, Rotherham
Semi-Detached 3
1.04 miles
AVAILABLE WITH ZERO DEPOSIT OPTION (SUBJECT TO SATISFACTORY REFERENCING) **AVAILABLE NOW** A


Added on 15/08/2023 by William H. Brown, Rotherham

01709 912890
Local call rate

Contact Save

£995 pcm
£230 pw

Price Change History
15/08/2023 Initial entry found: £995 pcm
Seen this property before with a different price?
Help us link the price history



3 Bed Terraced House, Doe Quarry Terrace, S25

☆ Favourite

£850.00
per month
£196.15
per week


Let Agreed

Property Reference:
1612488

Meet the landlord

Let Agreed

No admin fees
No hidden charges



3 Bed Detached House, Euston Way, S25

☆ Favourite


£1,200.00
per month
£276.92
per week

Let Agreed

Property Reference:
1481240

Meet the landlord

No admin fees
No hidden charges



School Road, Thurcroft, Rotherham
End of Terrace 3 1
1.33 miles
** SPACIOUS LIVING ** LARGE REAR GARDEN ** OFF ROAD PARKING ** Now available to rent is this very well presented

Added on 29/07/2023 by Churchills Estate Agents, Mexborough

01709 582880
Local call rate

Contact Save

£850 pcm
£196 pw

Price Change History
29/07/2023 Initial entry found: £850 pcm

LET AGREED

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

BARTŁOMIEJ GRZYWNIAK

- Tel: +44 7355 982 702
- E-mail: bart.grzywniak@sellhousewithus.com

About process

MAREK KMIOTEK

- Tel: +44 7534 878 739
- E-mail: marek.kmiotek@sellhousewithus.com



Dawid Dowbusz

