



**DOWBUSZ**  
P R O P E R T Y

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# Benefits of Property Investment

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Passive Income



Growth Potential



Stability

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ARE YOU READY FOR PROPERTY  
INVESTMENT?

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SINGLE LET PROJECT  
2 BED SEMI DETACHED  
WHEATLEY HILLS, DONCASTER

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# ***Details***

**Building typ.....2 Bed Semi Datatched House**

**Construction Type..... Standard Brick**

**Tenure..... Freehold**

**Heating Type..... Gas Central**

**Reason of Sale..... Corporate Sale**

**Occupier..... Empty**

**Refurbishment.....Refreshing**

# *Numbers*

<b>Purchase Price</b>	<b>£123000</b>
<b>Refurbishment</b>	<b>£5000</b>
<b>Done Up Value (DUV)</b>	<b>£159000</b>
<b>Rent</b>	<b>£8250</b>
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>
<b>ROE</b>	<b>~20,76%</b>
<b>YELD</b>	<b>~10%</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~50000£</b>

# ***Refurb***

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- **Painting**
- **Decorating**
- **Certificates**
- **New Boiler**

# 2 BED SEMI DETACHED HOUSE PP £123 000

## 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.

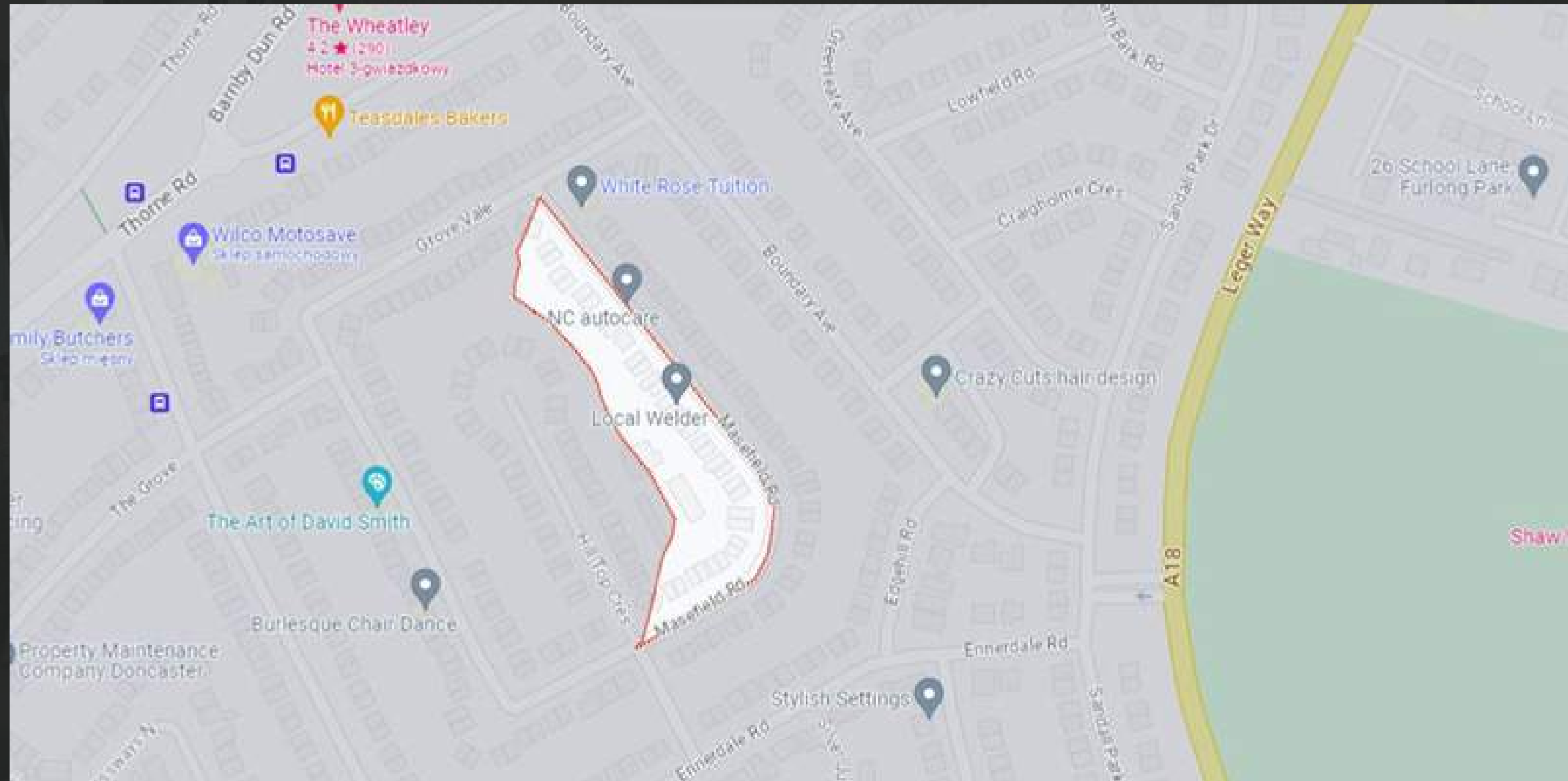




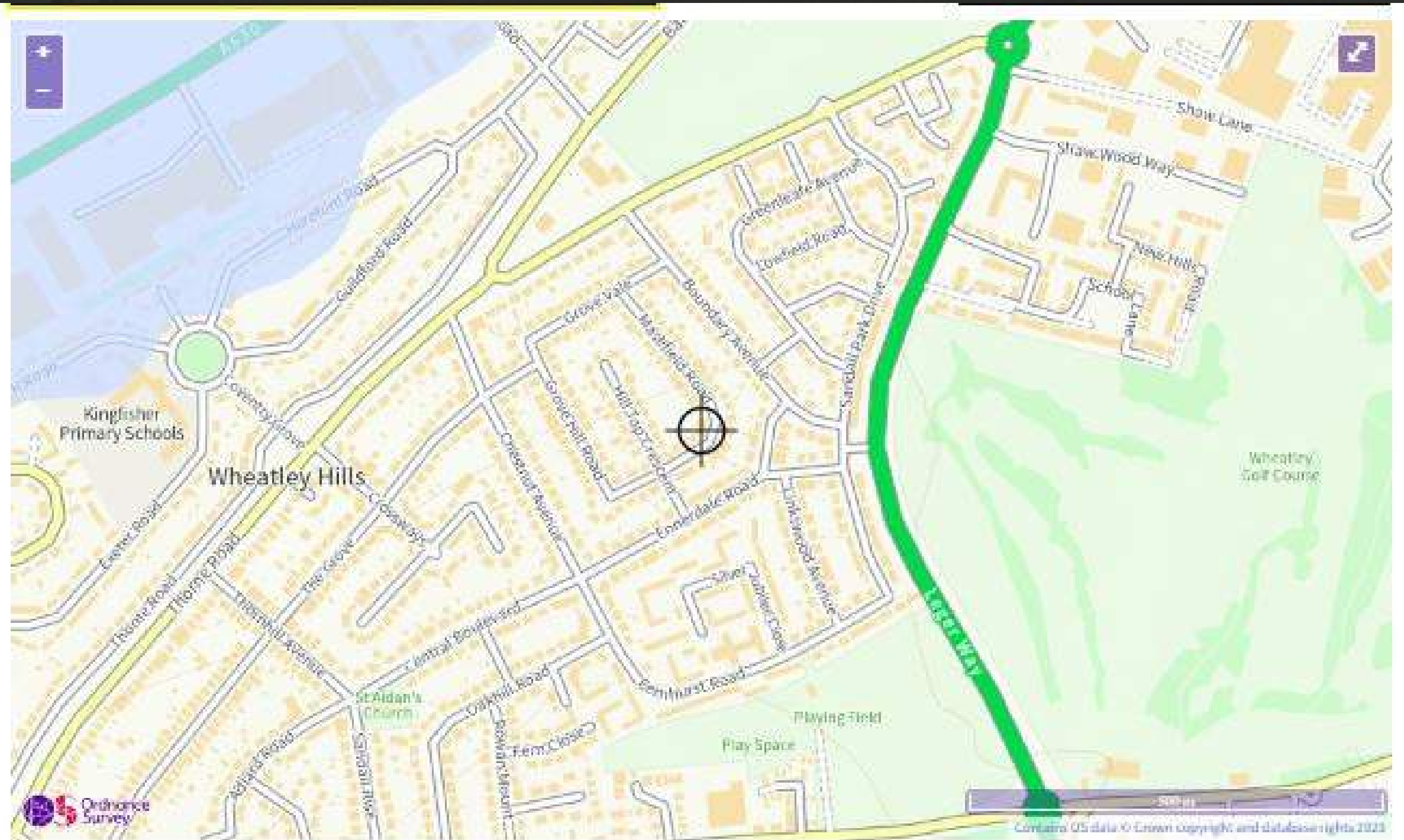
# *Location*



# Location



# Flood Map



Extent of flooding from rivers or the sea

● High ● Medium ● Low ● Very low ⊕ Location you selected

# Bus / Train

**NEARBY BUS STOPS** Today

The closest bus stop is Thorne Road/Boundary Avenue and it's only 0.13 miles away from Masefield Road.

Thorne Road/Boundary Avenue	Walking Time
<b>0.13 MILES</b>	<b>2.7 MINUTES</b>
Thorne Road/Chestnut Avenue	Walking Time
<b>0.14 MILES</b>	<b>2.8 MINUTES</b>
Ennerdale Road/Chestnut Avenue	Walking Time
<b>0.14 MILES</b>	<b>2.8 MINUTES</b>
Chestnut Avenue/The Grove	Walking Time
<b>0.15 MILES</b>	<b>3.1 MINUTES</b>
Thorne Road/Barnby Dun Road	Walking Time
<b>0.17 MILES</b>	<b>3.5 MINUTES</b>

**NEARBY TRAIN STATIONS** Today

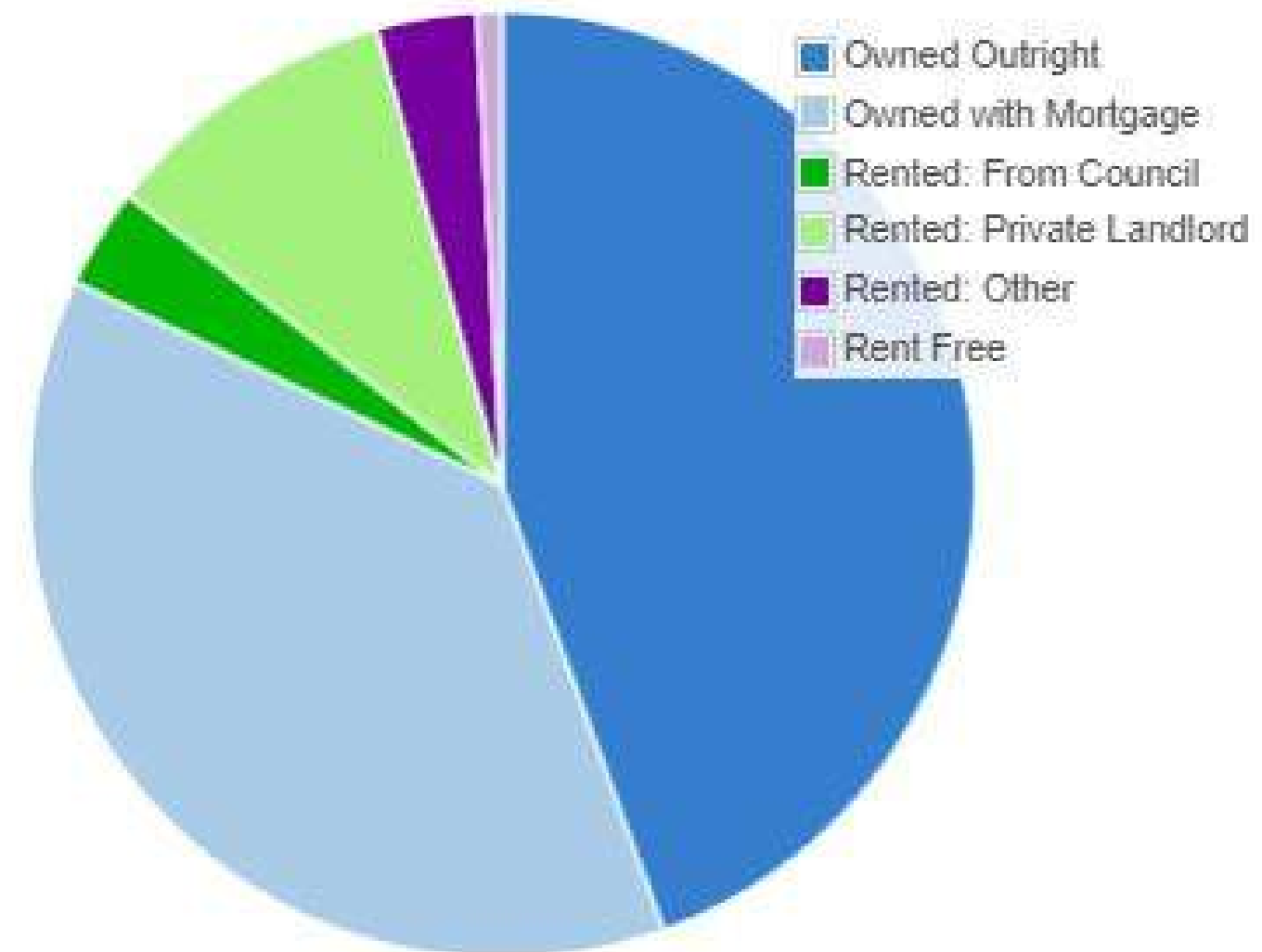
The closest train station is Kirk Sandall Rail Station and it's only 1.81 miles away from Masefield Road.

Kirk Sandall Rail Station	Walking Time
<b>1.81 MILES</b>	<b>36.2 MINUTES</b>
Doncaster Rail Station	Walking Time
<b>2.24 MILES</b>	<b>44.8 MINUTES</b>
Bentley (S Yorks) Rail Station	Walking Time
<b>2.4 MILES</b>	<b>48 MINUTES</b>
Adwick Rail Station	Walking Time
<b>4.25 MILES</b>	<b>85 MINUTES</b>
Hatfield & Stainforth Rail Station	Walking Time
<b>4.43 MILES</b>	<b>88.6 MINUTES</b>

# Housing

## Housing Tenure

Owned Outright	52
Owned with Mortgage	44
Shared Ownership	0
Rented: From Council	4
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	12
Rented: Other	4
Rent Free	1
<b>Total</b>	<b>117</b>



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

# Schools

## NEAREST SCHOOLS

-  **Kingfisher Primary Academy** 0.4 miles  
State School | Ofsted: Good
-  **Sandringham Primary School** 0.4 miles  
State School | Rating: N/A
-  **Our Lady of Mount Carmel Catholic Primary School** 0.5 miles  
State School | Rating: N/A
-  **Outwood Academy Danum** 0.6 miles  
State School | Ofsted: Good

# Floor plan



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
55.67 ft<sup>2</sup>  
51.25 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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# Pictures







# Sold House Prices

2 beds 1 reception

FREEHOLD

SEMI-DETACHED HOUSE

£114,950

Estimated price

£162,000 - £179,000

2 beds 2 receptions

FREEHOLD

SEMI-DETACHED HOUSE

Estimated price

£132,000 - £162,000

2 bed, semi-detached

£155,500

26 Aug 2022

Freehold



15 

£105,000

31 Mar 2017

Freehold

1 bath 2 beds 1 reception

FREEHOLD

SEMI-DETACHED HOUSE

£118,000

Estimated price

£147,000 - £163,000

# Rental Prices



Semi-Detached 2  
0.37 miles  
\* MUST SEE \* NEW BUILD DEV  
Running Costs – EPC Rating B  
FANTASTIC TWO BEDROOM S  
OPEN PLAN LIVING / DINING S  
Leading into the Garden/PATIO

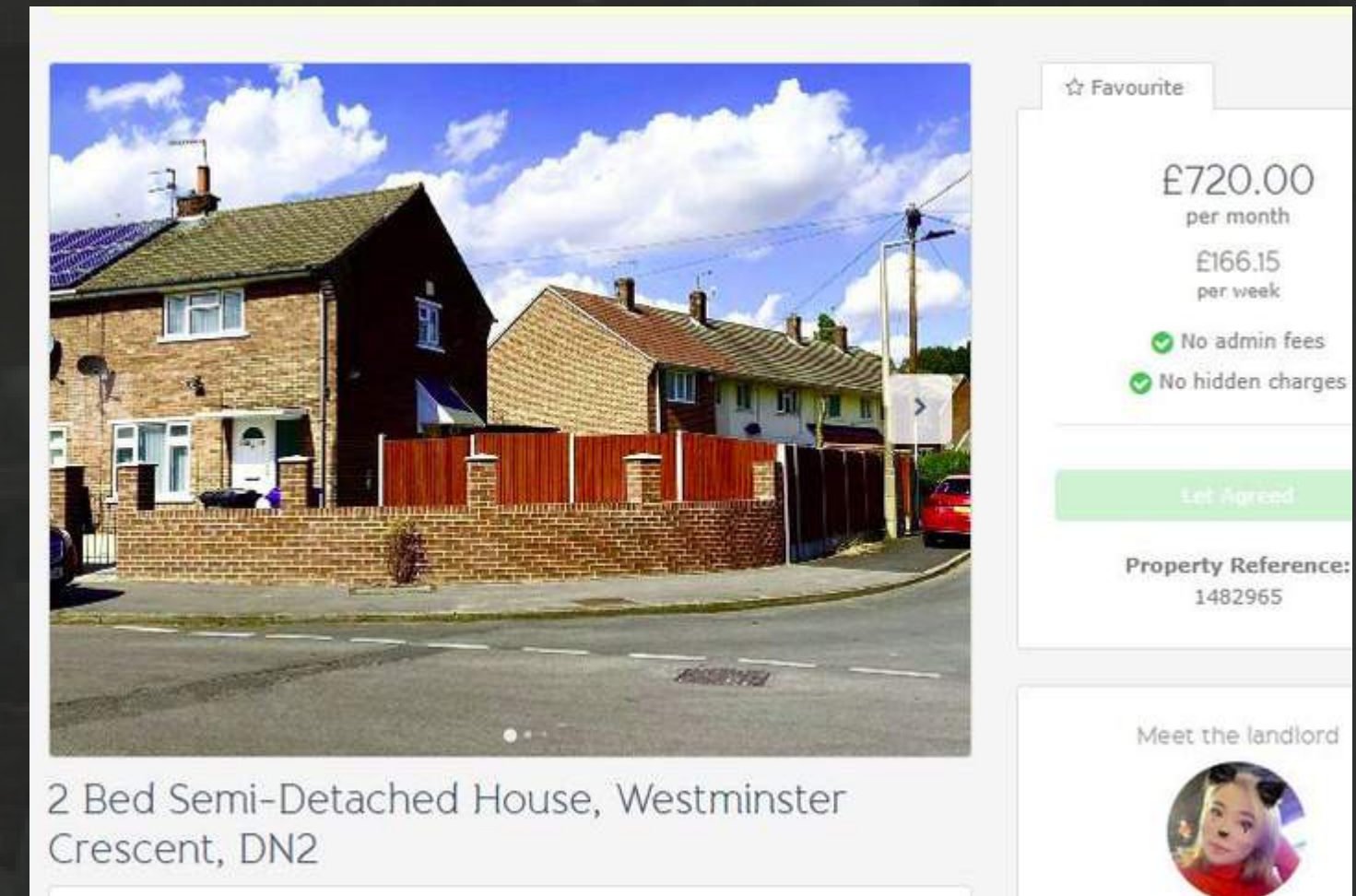
**NEW HOME**

Added yesterday by Belvoir, Don

£1,000 pcm

PARKING

BELVOIR 01302 490293



☆ Favourite


£720.00  
per month  
£166.15  
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:  
1482965

Meet the landlord



2 Bed Semi-Detached House, Westminster Crescent, DN2



Semi-Detached 2  
0.72 miles  
We are delighted to bring to the rental market this Fully  
refurbished home with driveway, two double bedrooms and a

£895 pcm

# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

## About property

### **ALEKSANDRA SUSZKA**

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## About process

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Dawid Dowbusz

