



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 HOUSE
SCUNTHORPE

Details

Building typ.....3 bed semi-detached house

Construction Type.....Standard

Tenure.....Freehold

Heating Type.....Gas Cental

Reason of Sale.....Tired owner

Occupier.....Empty

Refurbishment.....Minor

Numbers

Purchase Price	£132 000
Refurbishment	£12 000
Done Up Value (DUV)	£185000
Rent	£850
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	~20,20 %
YELD	~8%
TOTAL INVESTMENT COST (BTL)	~60 000£

Refurb

- **Painting**
- **Bathroom**
- **Decorating**
- **Garden**
- **Driveway**
- **Certificates**
- **New Boiler**

3 BED SEMI DETACHED HOUSE PP £132 000

Scunthorpe

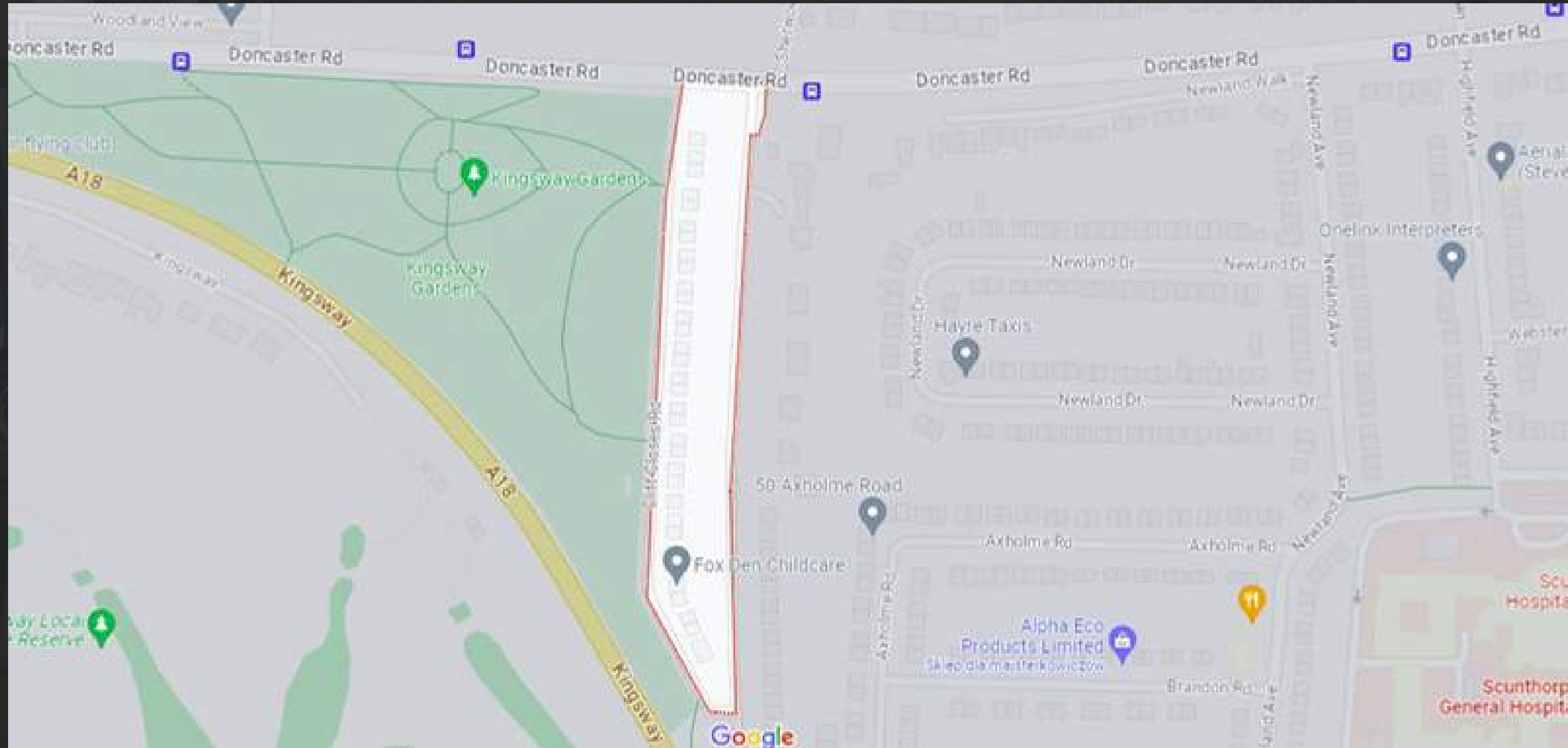
Scunthorpe is an industrial town and unparished area in the unitary authority of North Lincolnshire in Lincolnshire, England of which it is the main administrative centre.

Scunthorpe had an estimated total population of 82,334 in 2016. A predominantly industrial town, the town is the United Kingdom's largest steel processing centre and is also known as the "Industrial Garden Town"

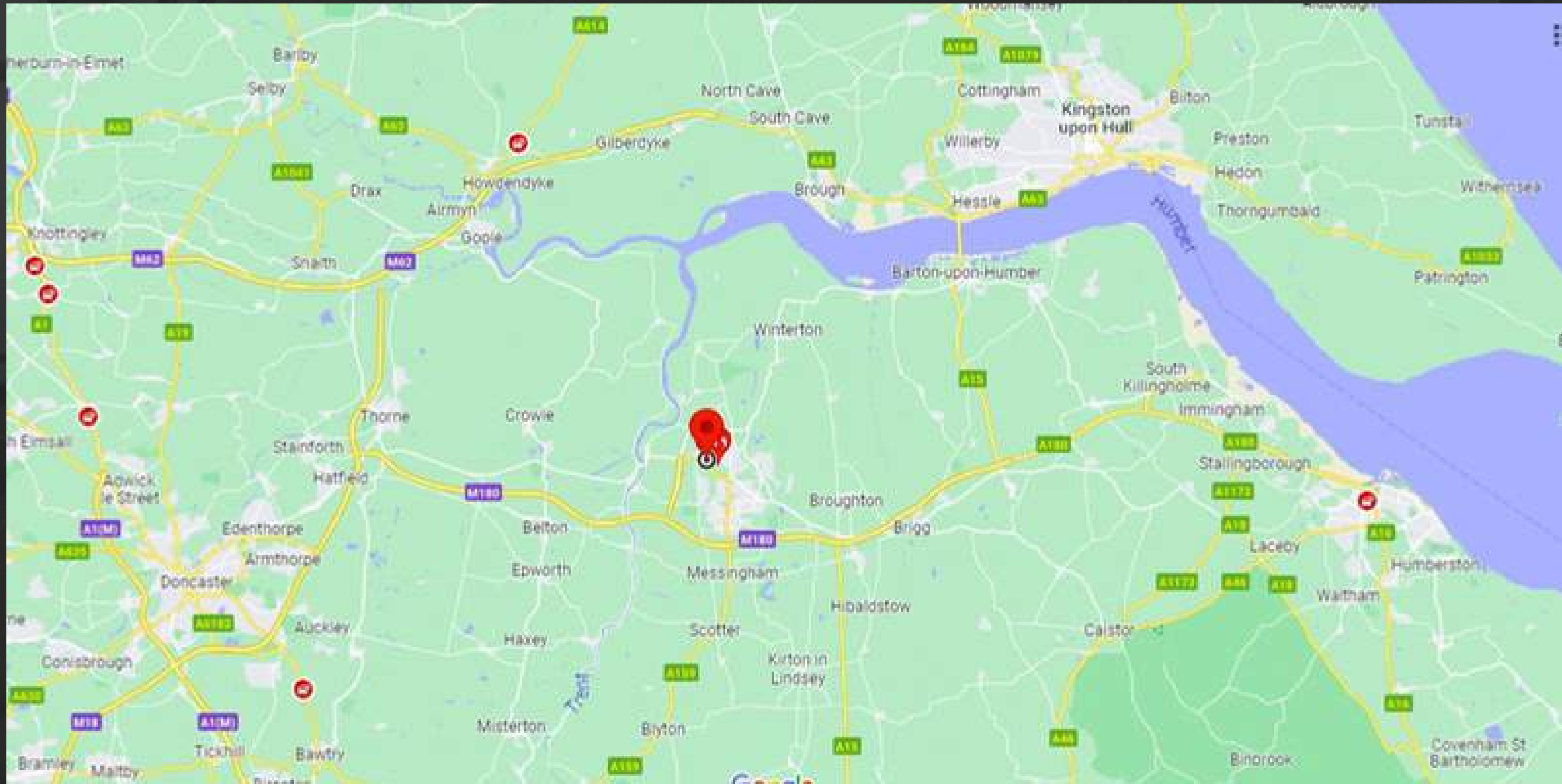
The town is situated at the terminus of the M181, 25 miles (40 km) north of Lincoln. 42 miles (68 km) from Sheffield. Nearby towns and cities are Hull (18 miles northeast), Doncaster (20 miles west), Grimsby (22 miles east) and York (46 miles northwest).



Location



Location



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Cliff Closes Road and it's only 0.11 miles away from Cliff Closes Road.

Cliff Closes Road
Walking Time
0.11 MILES **2.1** MINUTES

Collinson Avenue
Walking Time
0.13 MILES **2.6** MINUTES

Highfield Avenue
Walking Time
0.26 MILES **5.2** MINUTES

Hospital Outpatients
Walking Time
0.28 MILES **5.6** MINUTES

Highcliff Gardens
Walking Time
0.31 MILES **6.2** MINUTES

The closest train station is Scunthorpe Rail Station and it's only 0.95 miles away from Cliff Closes Road.

Scunthorpe Rail Station
Walking Time
0.95 MILES **19** MINUTES

Althorpe Rail Station
Walking Time
2.46 MILES **49.1** MINUTES

Crowle Rail Station
Walking Time
5.89 MILES **117.7** MINUTES

Kirton Lindsey Rail Station
Walking Time
7.88 MILES **157.5** MINUTES

Flood Map



Schools

Name	Approximate Distance*
Berkeley Primary School	630 yards
Saint Augustine Webster Catholic Voluntary Academy	730 yards
Oasis Academy Henderson Avenue	0.7 miles
Oasis Academy Parkwood	0.7 miles

Floor plan



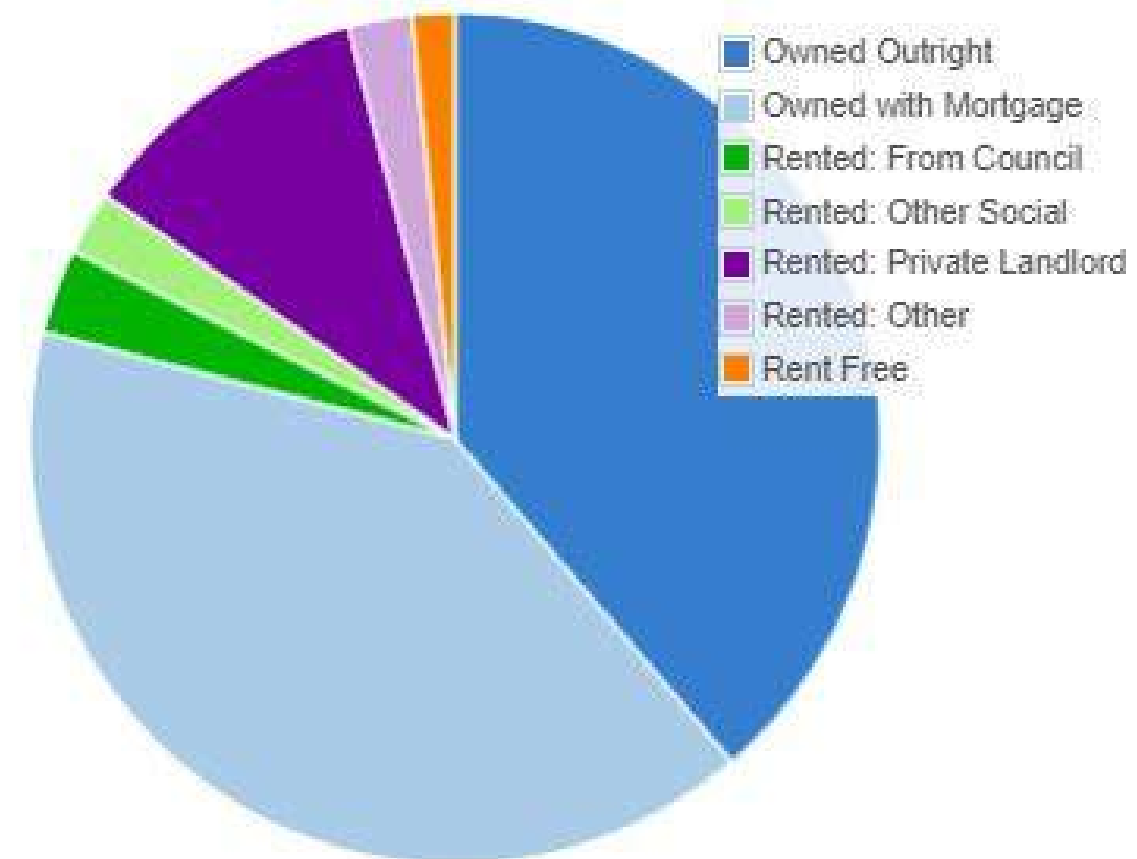
Ground Floor



First Floor

Housing Tenure

Owned Outright	48
Owned with Mortgage	50
Shared Ownership	0
Rented: From Council	4
Rented: Other Social <i>inc. charities and housing associations</i>	3
Rented: Private Landlord <i>inc. letting agents</i>	14
Rented: Other	3
Rent Free	2
Total	124



Pictures









Sold House Prices

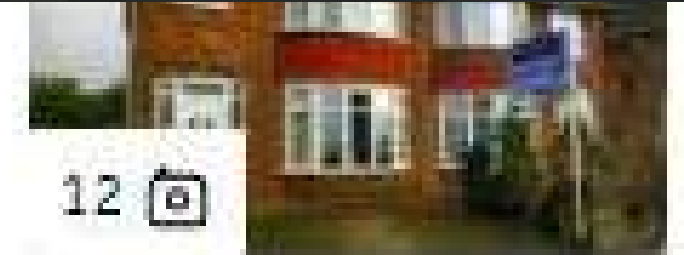
3 bed, semi-detached

£185,000

16 Jan 2023

Freehold

12 



£118,000

25 Apr 2016

Freehold

£117,000

10 Sep 2013

Freehold

+ 1 extra record

 1 bath  3 beds  1 reception

FREEHOLD

SEMI-DETACHED HOUSE

£165,000

Estimated price

£177,000 - £195,000

 1 bath  3 beds  1 reception

FREEHOLD

SEMI-DETACHED HOUSE

£91,000

Estimated price

£172,000 - £211,000

Rental Prices



£850 pcm

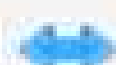

Semi-Detached  3  1

0.73 miles

Paul Fox are delighted to bring to the lettings market this traditional semi detached house in a much sought

LET AGREED



£850 pcm  

Semi-Detached  3  1

0.14 miles

This unfurnished semi detached house is currently being decorated and comprises of lounge/diner, kitchen

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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