



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
2 BED TERRACED HOUSE
ROTHERHAM

Details

Building typ..... 2 Bed Terraced House

Construction Type..... Standard Brick

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... Tired Landlord

Occupier..... Tenanted

Refurbishment..... None

Numbers

Purchase Price	£95 000
Refurbishment	£6 000
Done Up Value (DUV)	£120 000
Rent	£675
Sourcing Fee	£4 000
Project Management Fee	£2 000
ROE	18%
YELD	8,5%
TOTAL INVESTMENT COST (BTL)	~£42 000

Refurb

- **Certificates**
- **Loft Insulation**
- **Walls Insulation**

2 BED TERRACED HOUSE

PP £95 000

ROTHERHAM

Rotherham is a large market and minster town in South Yorkshire, England.

Rotherham is also the third largest settlement in South Yorkshire after Sheffield and Doncaster, which it is located between.

Traditional industries included glass making and flour milling.

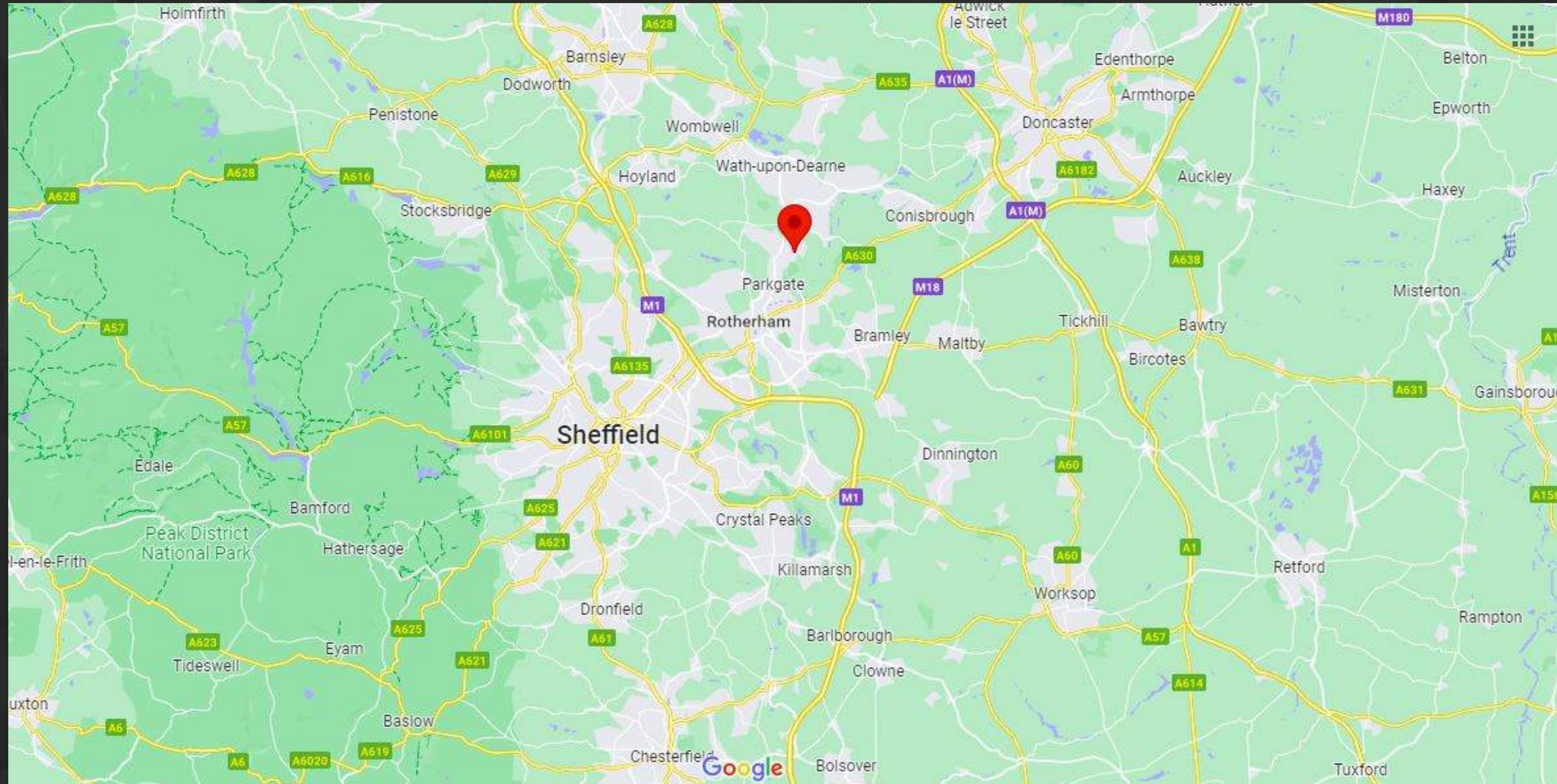
Located in a very convenience area:

- 10 miles to Sheffield City
- 19 miles to Doncaster
- 14 miles to Barnsley
- 22 miles to Wakefield
- 40 miles to Manchester

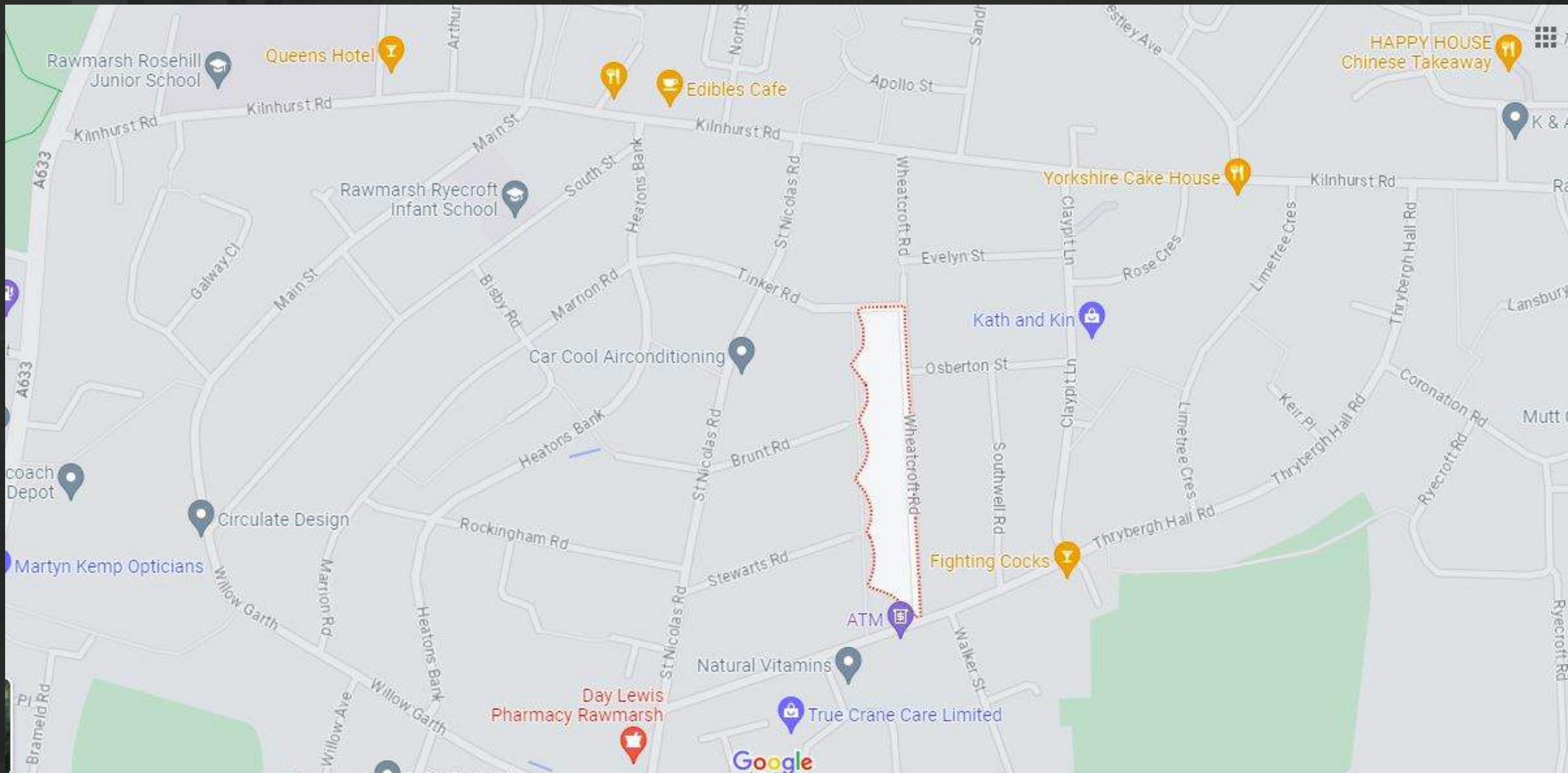
M1 and M18 Nearby



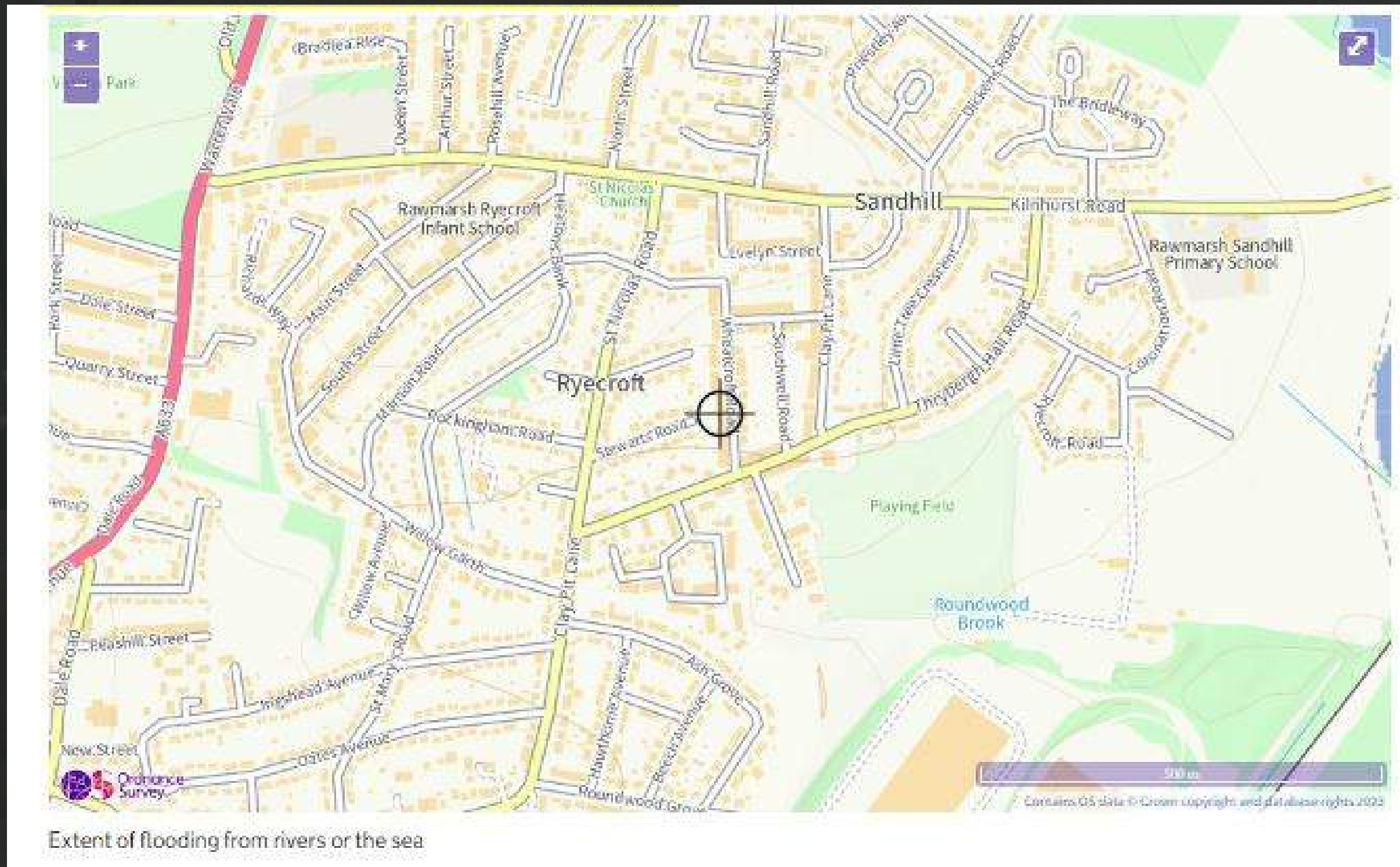
Location



Location



Flood Map



Bus / Train

NEARBY BUS STOPS Today

The closest bus stop is Claypit Lane/Wheatcroft Road and it's only 0.08 miles away from Wheatcroft Road.

Claypit Lane/Wheatcroft Road	Walking Time
0.08 MILES	1.6 MINUTES
Thrybergh Hall Road/Clay Pit Lane	Walking Time
0.11 MILES	2.1 MINUTES
Kilnhurst Road/Sandhill Road	Walking Time
0.15 MILES	2.9 MINUTES
Kilnhurst Road/St Nicholas Road	Walking Time
0.15 MILES	3.1 MINUTES
Claypit Lane/Willow Garth	Walking Time
0.19 MILES	3.8 MINUTES

NEARBY TRAIN STATIONS Today

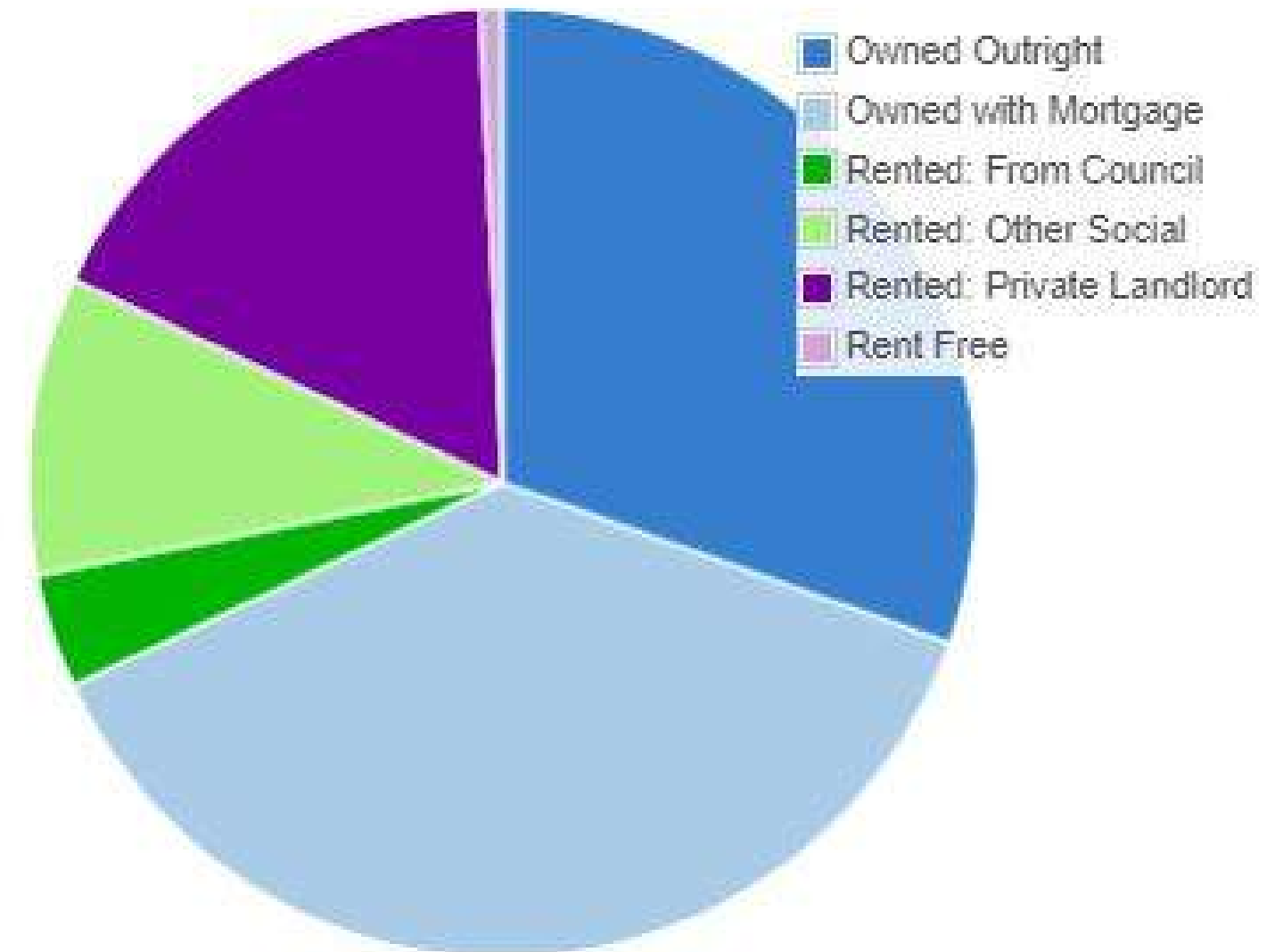
The closest train station is Swinton (South Yorks) Rail Station and it's only 1.74 miles away from Wheatcroft Road.

Swinton (South Yorks) Rail Station	Walking Time
1.74 MILES	34.8 MINUTES
Mexborough Rail Station	Walking Time
2.43 MILES	48.5 MINUTES
Rotherham Central Rail Station	Walking Time
2.63 MILES	52.7 MINUTES
Bolton-Upon-Deerne Rail Station	Walking Time
3.73 MILES	74.5 MINUTES
Conisbrough Rail Station	Walking Time
4.25 MILES	85 MINUTES

Housing

Housing Tenure

Owned Outright	39
Owned with Mortgage	48
Shared Ownership	0
Rented: From Council	5
Rented: Other Social <i>inc. charities and housing associations</i>	13
Rented: Private Landlord <i>inc. letting agents</i>	22
Rent Free	1
Total	128



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

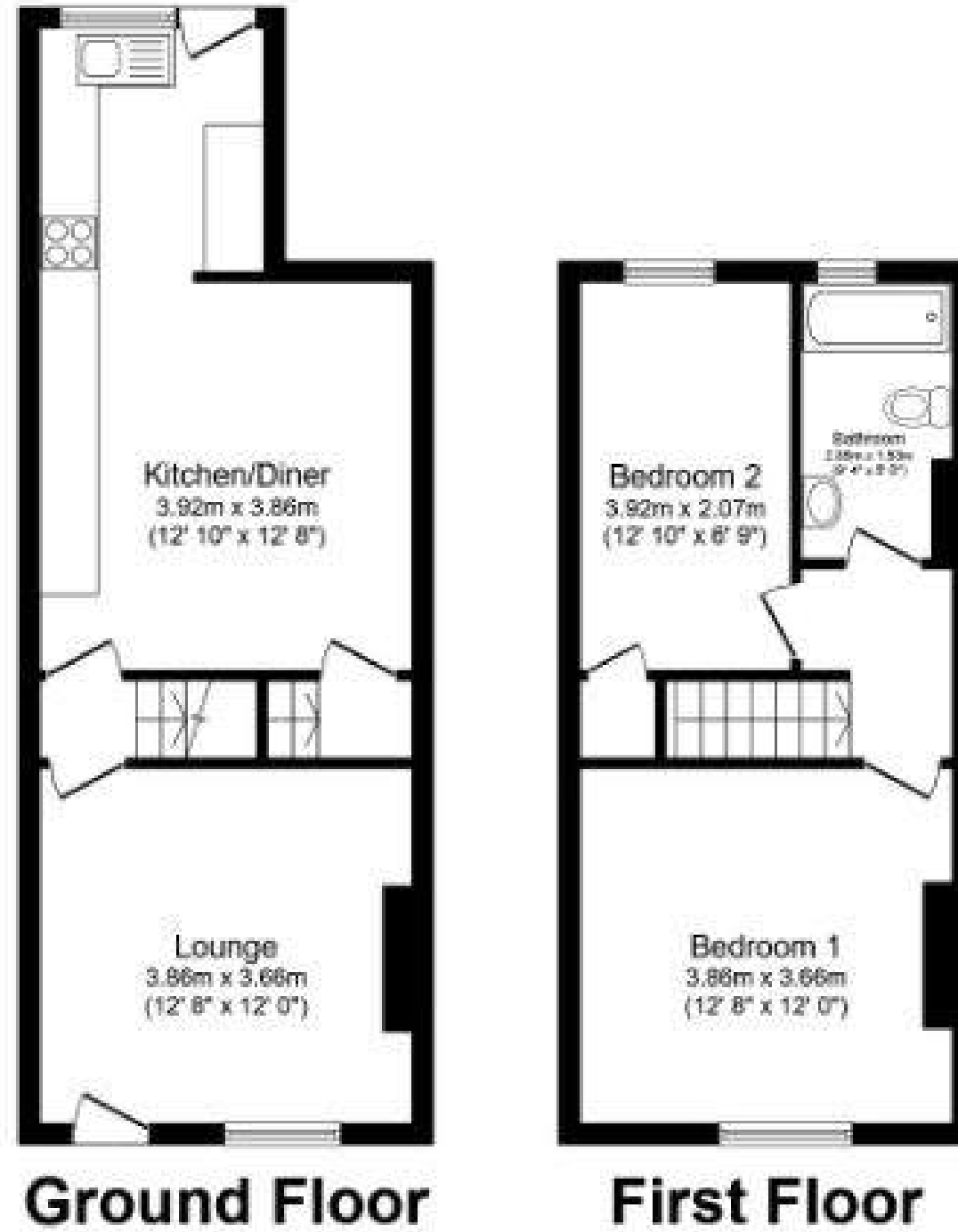
Schools

NEAREST SCHOOLS



- | | | |
|---|--|-----------|
|  | Rawmarsh Ryecroft Infant School
State School Ofsted: Good | 0.3 miles |
|  | Rawmarsh Rosehill Junior School
State School Ofsted: Good | 0.4 miles |
|  | St Joseph's Catholic Primary School
State School Ofsted: Good | 0.5 miles |
|  | Rawmarsh Sandhill Primary School
State School Ofsted: Requires improvement | 0.4 miles |

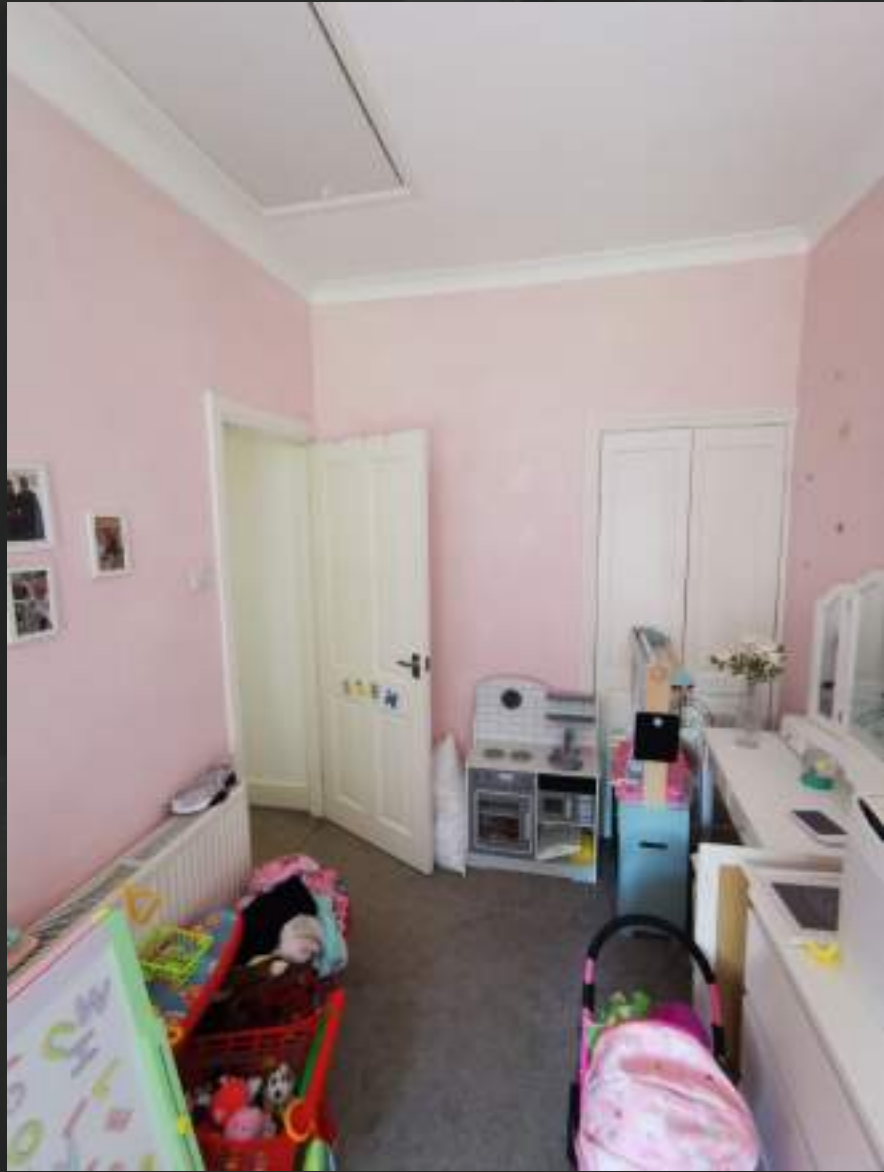
Floor plan



Total floor area 72.4 sq.m. (779 sq.ft.) approx







Sold House Prices

[105 Wheatcroft Road, Rawmarsh, Rotherham, S62 5EF](#)

FREEHOLD

END TERRACE PROPERTY

Last sold - Feb 2022

£75,000

Estimated price

£88,000 - £131,000

Track

[115 Wheatcroft Road, Rawmarsh, Rotherham, S62 5EF](#)

2 beds

FREEHOLD

TERRACE PROPERTY

Last sold - Jun 2016

£58,000

Estimated price

£98,000 - £120,000

Track

[55, South Street, Rawmarsh, Rotherham, South Yorkshire S62 5RF](#)

2 bed, terraced

£110,000

9 Mar 2022

Leasehold

£97,000

25 Jun 2021

Leasehold

£64,500

6 May 2011

Leasehold


+ 1 extra record



13



Rental Prices



☆ Favourite

Let Agreed

£650.00
per month
£150.00
per week



- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1514775

Meet the landlord

2 Bed Terraced House, Main Street, S62



1/29

South Street, Rawmarsh, Rotherham

House 2 1

0.26 miles

Beautifully appointed 2 bedroom terraced house in Rawmarsh. The property has 2 large bedrooms, kitchen, dining room, lounge,

Added on 26/07/2023 by MBA Lettings & Property Management L...

£700 pcm
£162 pw

MBA 0114 697 1759
Local call rate

Contact

Save

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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