



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
BARNESLEY

Details

Building typ..... 2 Bed Terraced House

Construction Type..... Standard Brick

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... Tried investor

Occupier..... Empty

Refurbishment..... Yes

Numbers

Purchase Price	£71 500
Refurbishment	£18 000
Done Up Value (DUV)	£105 000
Rent	£675
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	23 %
YELD	11.5 %
TOTAL INVESTMENT COST (BTL)	~£48 000

Refurb

- **Certificates**
- **Plastering**
- **Painting and New Flooring**
- **Kitchen**
- **Bathroom**
- **Garden**
- **Fuese Box**
- **Interior Doors**

2 BED TERRACED HOUSE

PP £71 500

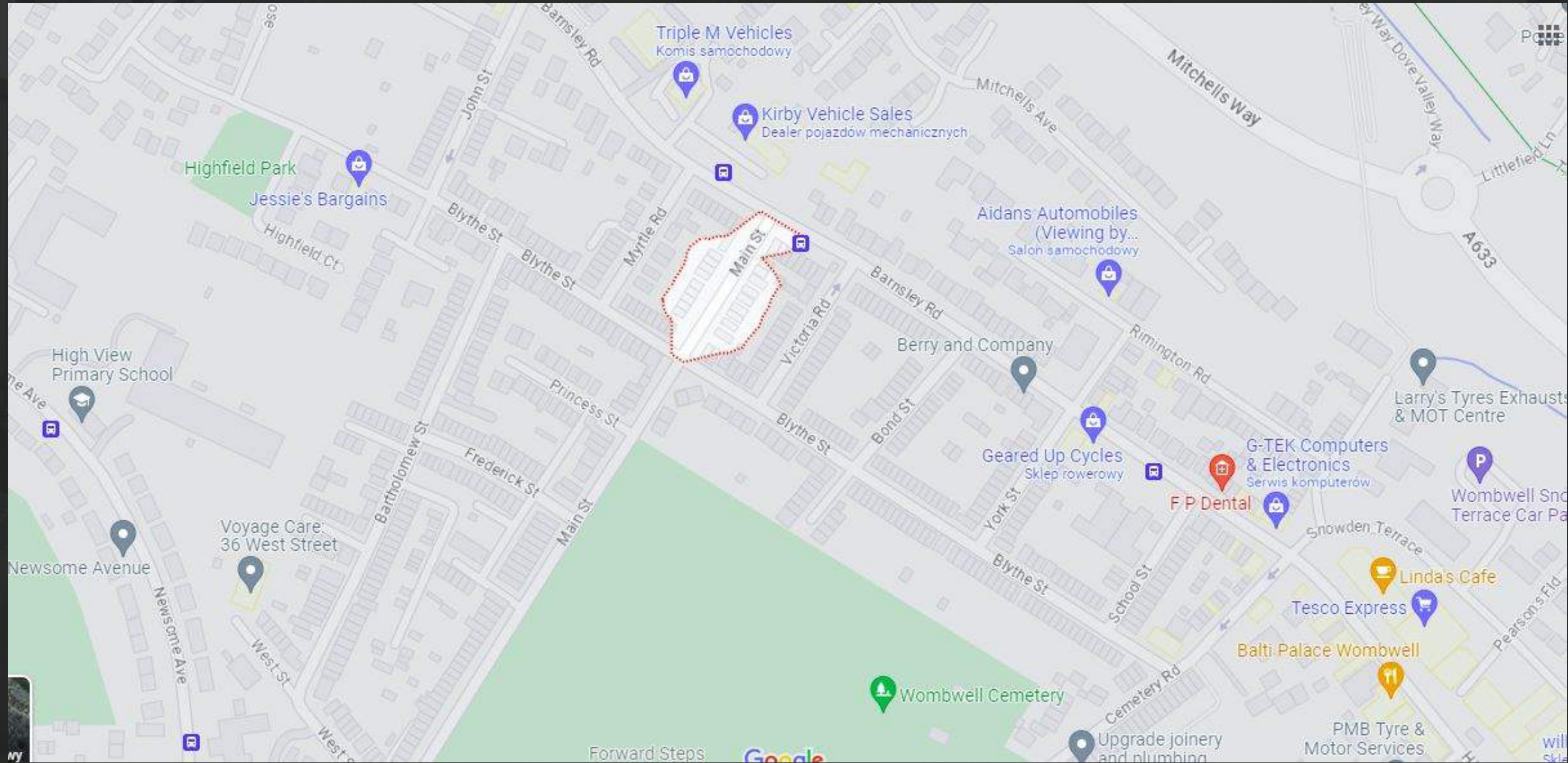
BARNSLEY

Barnsley is a market town in South Yorkshire, England. It is the main settlement of the Metropolitan Borough of Barnsley and the fourth largest settlement in South Yorkshire. The town's population was 96,888 in 2021, while the wider borough had a population of 244,600 in the 2021 census.

Historically in the West Riding of Yorkshire, it is located between the cities of Sheffield, Manchester, Doncaster, Wakefield and Leeds; the larger towns of Rotherham and Huddersfield are nearby. Barnsley's former industries include linen, coal mining, glass making and textiles. Barnsley's culture is rooted in its industrial heritage and it has a tradition of brass bands, originally created as social clubs by its mining communities.



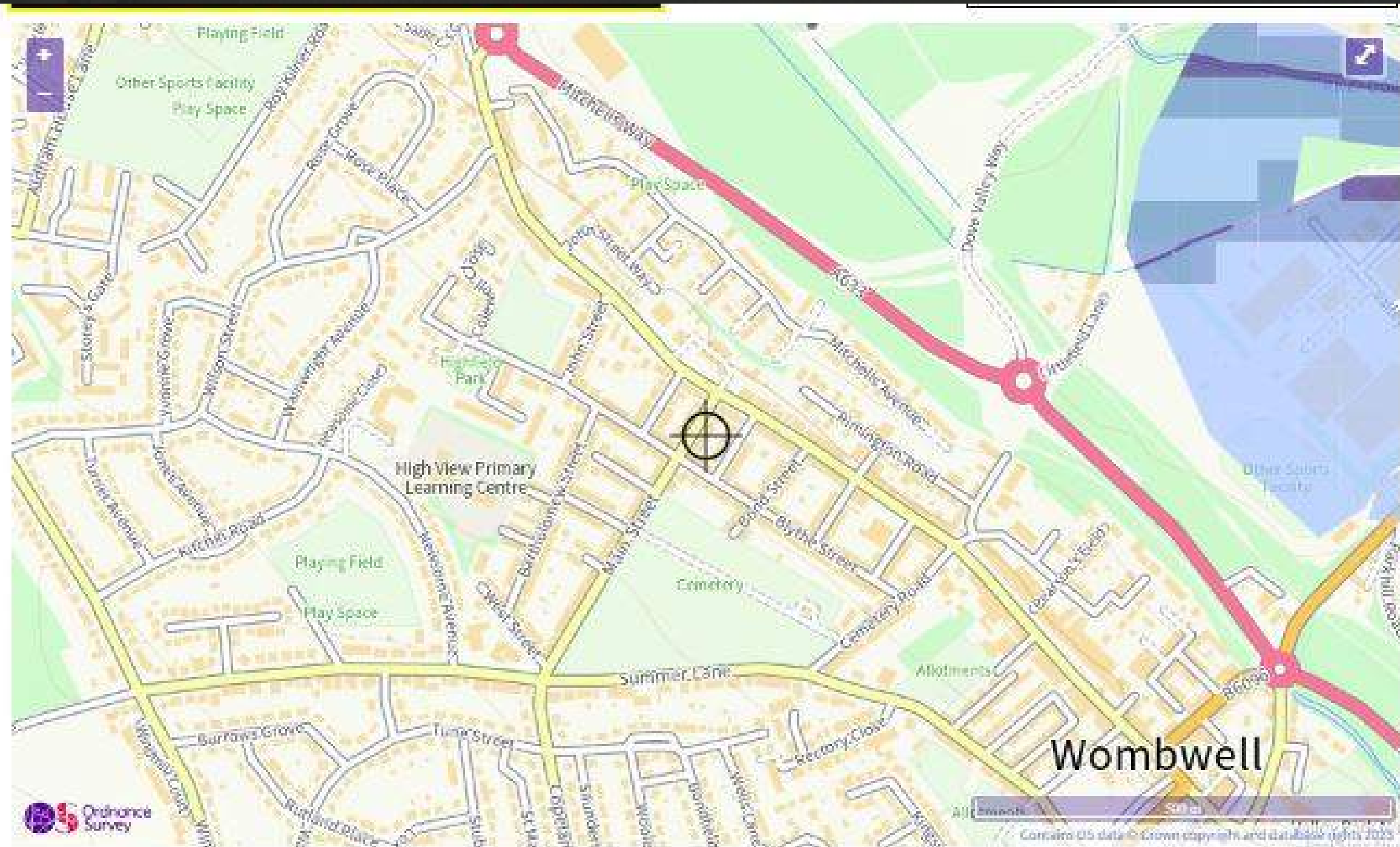
Location



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 Barnsley Road/Main Street and it's only 0.03 miles away from Main Street.

Barnsley Road/Main Street
Walking Time
0.03 MILES **0.6** MINUTES

Main Street/Frederick Street
Walking Time
0.11 MILES **2.2** MINUTES

Barnsley Road/John Street
Walking Time
0.14 MILES **2.9** MINUTES

Barnsley Road/School Street
Walking Time
0.15 MILES **3** MINUTES

High Street/Littlefield Lane WW1
Walking Time
0.23 MILES **4.6** MINUTES

NEARBY TRAIN STATIONS

Today

The closest train station is Wombwell Rail Station and it's only 0.7 miles away from Main Street.

Wombwell Rail Station
Walking Time
0.7 MILES **13.9** MINUTES

Eisecar Rail Station
Walking Time
2.02 MILES **40.4** MINUTES

Barnsley Rail Station
Walking Time
3.54 MILES **70.7** MINUTES

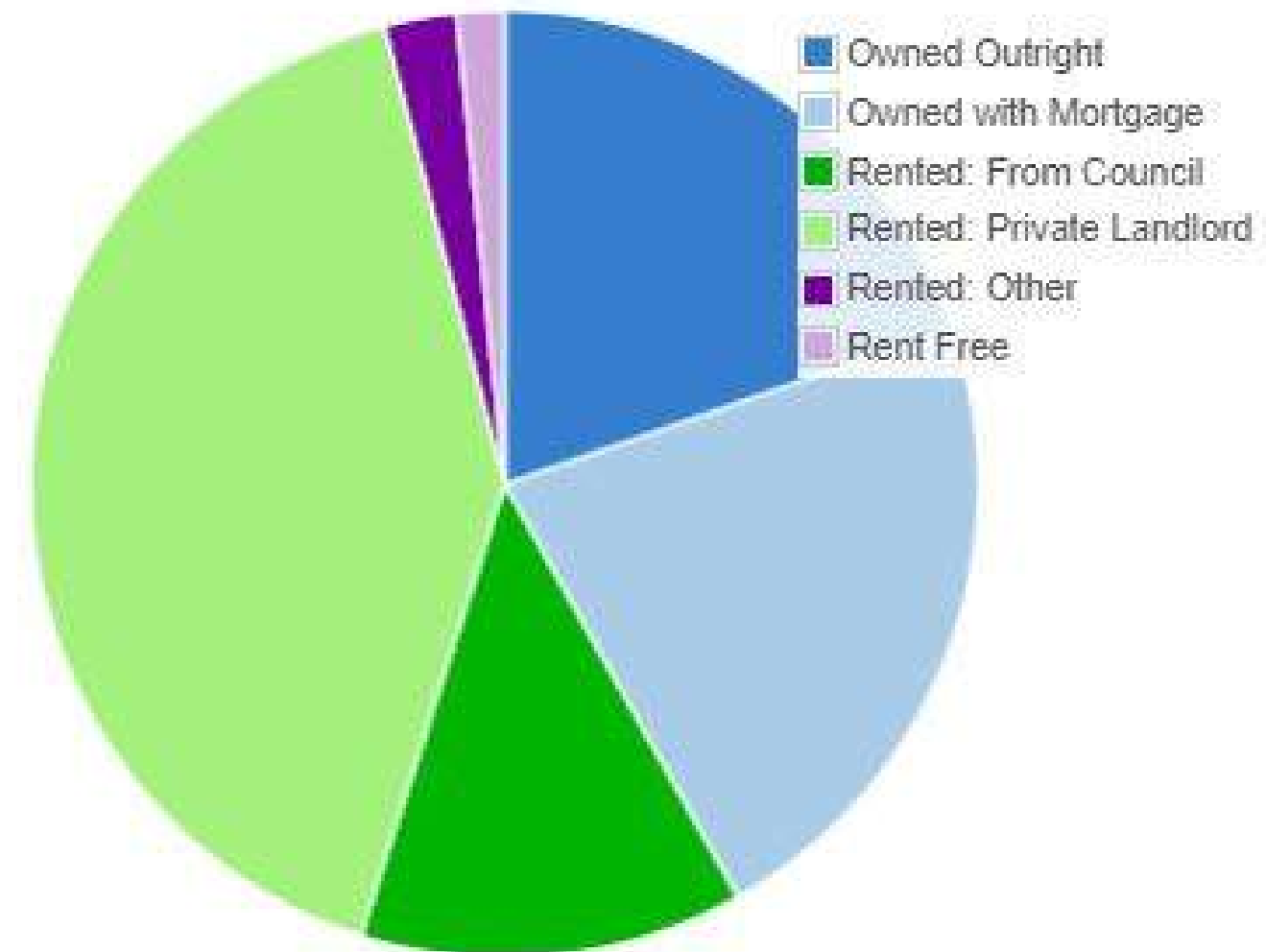
Goldthorpe Rail Station
Walking Time
3.86 MILES **77.2** MINUTES

Bolton-Upon-Deerne Rail Station
Walking Time
3.88 MILES **77.6** MINUTES

Housing

Housing Tenure

Owned Outright	24
Owned with Mortgage	27
Shared Ownership	0
Rented: From Council	16
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	50
Rented: Other	3
Rent Free	2
Total	122



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Schools



Kings Oak Primary Learning Centre | (0.2mi.)

Outstanding



High View Primary Learning Centre | (0.2mi.)



Netherwood Academy | (0.5mi.)

Requires Improvement







Sold House Prices

 1 bath  2 beds  1 reception

FREEHOLD

END TERRACE HOUSE

£15,000

Estimated price

£74,000 - £111,000

 Track

£75,000

Estimated price

£89,000 - £108,000

 1 bath  2 beds  1 reception

FREEHOLD

MID TERRACE HOUSE

2 bed, terraced

£107,000

14 Apr 2022

Freehold

£75,000

18 Sep 2019

Freehold

£71,000

5 May 2016

Freehold

+ 2 extra records



20 



Rental Prices



£650 pcm ↔ 
£150 pw

Terraced  2  1

0.96 miles

*** Refurbished 2 Bedroom Mid Terraced In Popular Area of Wombwell***



£700 pcm ↔ 
£162 pw

Terraced  2  1

0.96 miles

Viewing Highly Recommended on this two bedroom mid terrace property in a popular location. The property is neutrally decorated

Added on 29/06/2023 by Bsmart Homes, Swinton

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

