



**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 TERRACED HOUSE  
BARNESLEY

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# ***Details***

**Building typ..... 2 Bed Terraced House**

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

**Tenure..... Freehold**

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

**Reason of Sale..... Move to other country**

**Occupier..... Empty**

**Refurbishment..... Yes**



# *Numbers*

<b>Purchase Price</b>	<b>£71 000</b>
<b>Refurbishment</b>	<b>£20 000</b>
<b>Done Up Value (DUV)</b>	<b>£105 000</b>
<b>Rent</b>	<b>£720</b>
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>
<b>ROE</b>	<b>24.10 %</b>
<b>YELD</b>	<b>12.17 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£50 000</b>



# ***Refurb***

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

# 2 BED TERRACED HOUSE

PP £71 000

## BARNSLEY

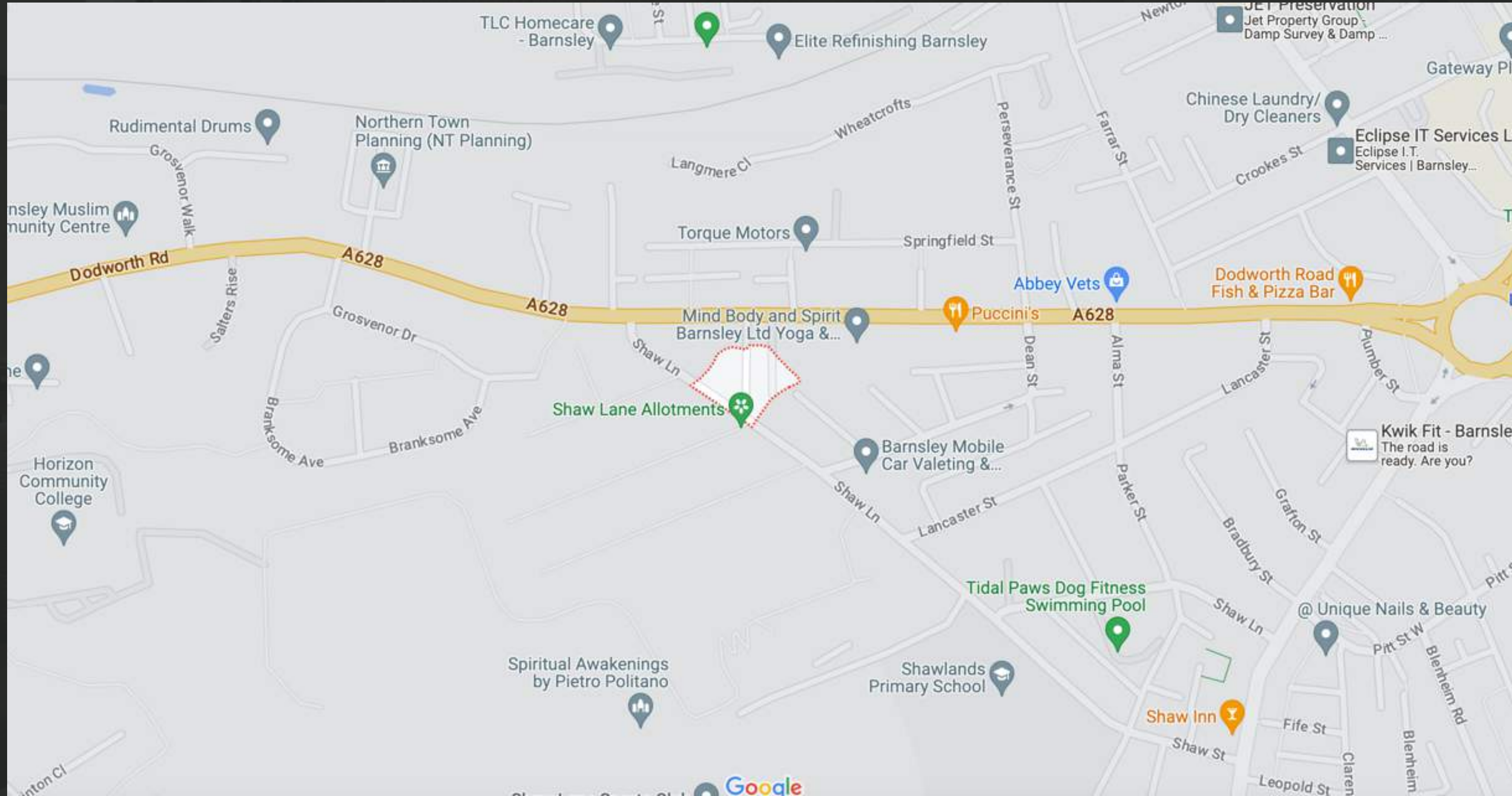
Barnsley is a market town in South Yorkshire, England. It is the main settlement of the Metropolitan Borough of Barnsley and the fourth largest settlement in South Yorkshire. The town's population was 96,888 in 2021, while the wider borough had a population of 244,600 in the 2021 census.

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.



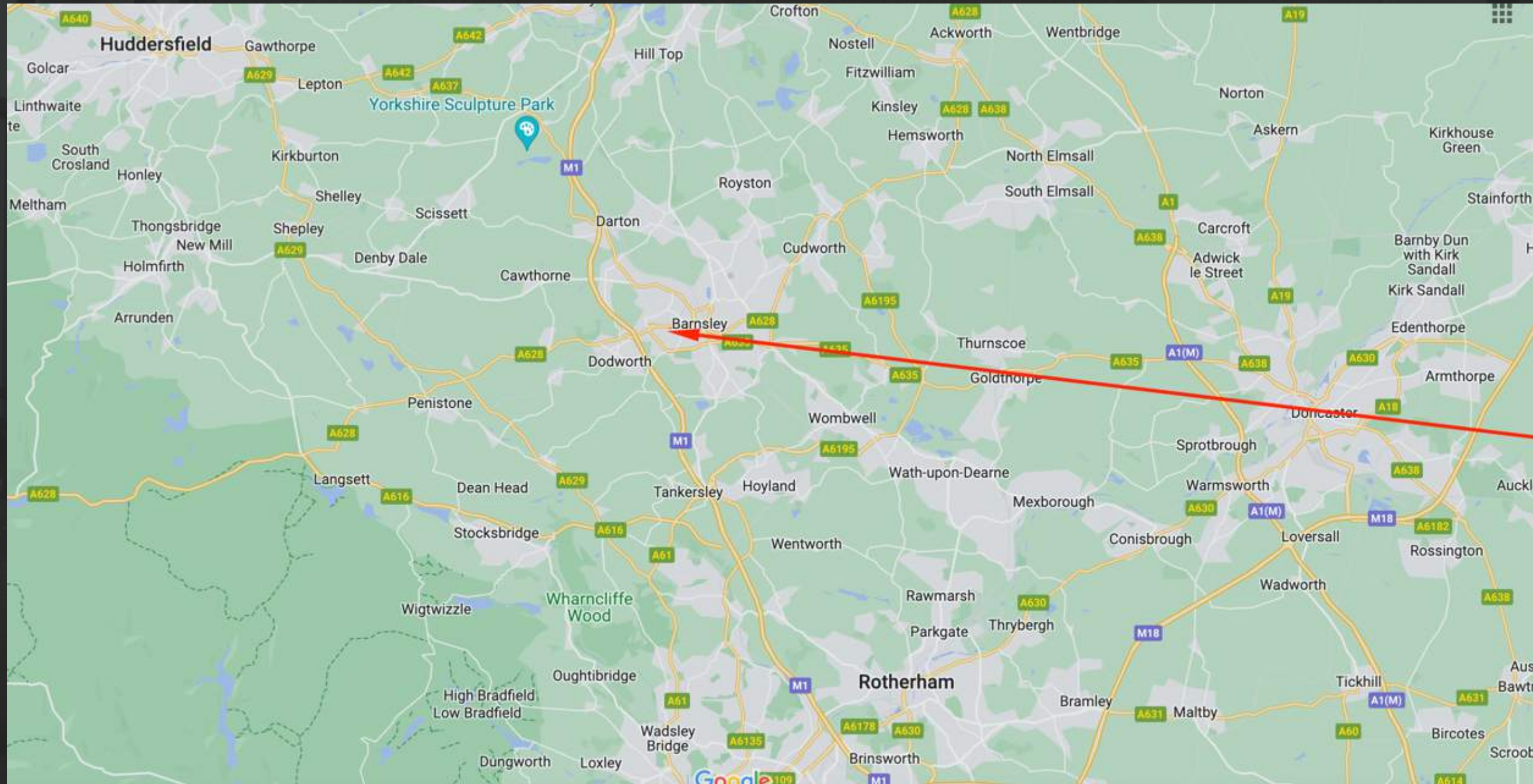


# Location



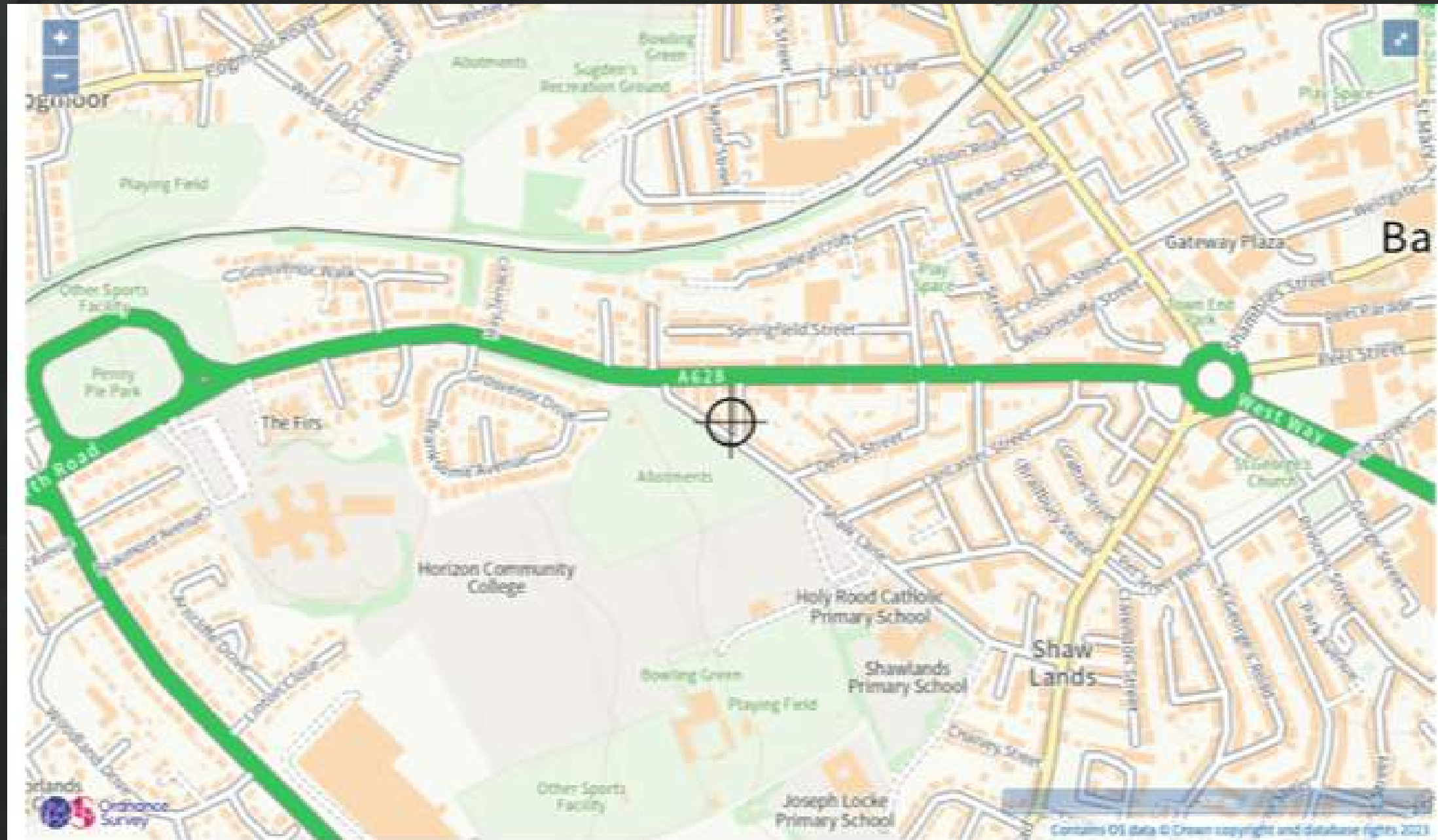


# Location





# Flood Map



Extent of flooding from rivers or the sea

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

# Bus / Train

## NEARBY TRAIN STATIONS

Today

The closest train station is Barnsley Rail Station and it's only 0.8 miles away from South Street.

Barnsley Rail Station	Walking Time
<b>0.8 MILES</b>	<b>15.9 MINUTES</b>
Dodworth Rail Station	Walking Time
<b>1.53 MILES</b>	<b>30.6 MINUTES</b>
Darton Rail Station	Walking Time
<b>2.84 MILES</b>	<b>56.8 MINUTES</b>
Silkstone Common Rail Station	Walking Time
<b>2.99 MILES</b>	<b>59.8 MINUTES</b>
Wombwell Rail Station	Walking Time
<b>4.07 MILES</b>	<b>81.3 MINUTES</b>

## NEARBY BUS STOPS

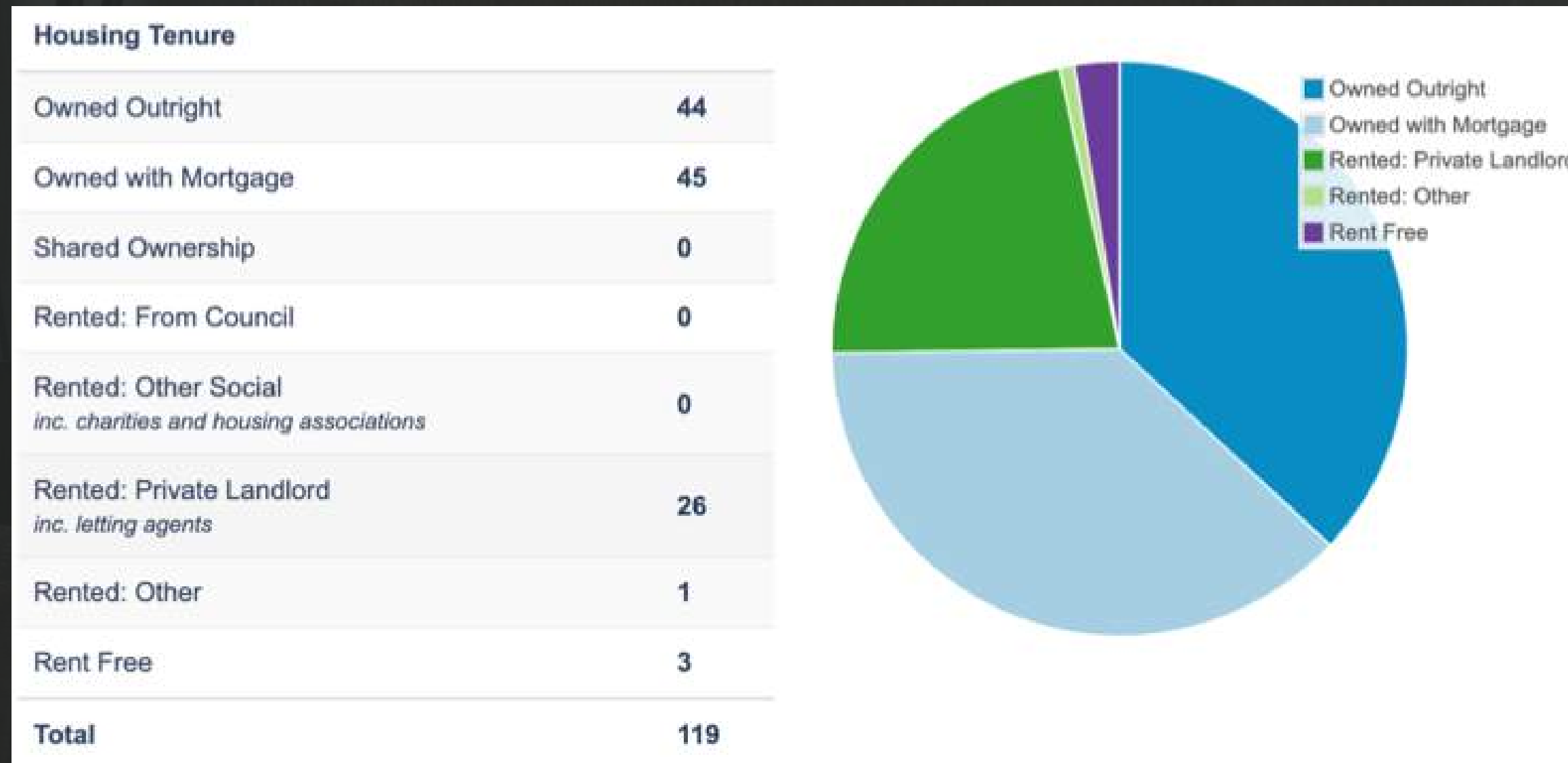
Today

The closest bus stop is Dodworth Road/Shaw Lane and it's only 0.04 miles away from South Street.

Dodworth Road/Shaw Lane	Walking Time
<b>0.04 MILES</b>	<b>0.8 MINUTES</b>
Shaw Lane/Lancaster Street	Walking Time
<b>0.1 MILES</b>	<b>2 MINUTES</b>
Dodworth Road/Dean Street	Walking Time
<b>0.16 MILES</b>	<b>3.3 MINUTES</b>
Dodworth Road/Alma Street	Walking Time
<b>0.18 MILES</b>	<b>3.6 MINUTES</b>
Dodworth Road/May Terrace	Walking Time
<b>0.2 MILES</b>	<b>3.9 MINUTES</b>



# Housing



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



# *Schools*

- |                                     |           |
|-------------------------------------|-----------|
| 📍 Holy Rood Catholic Primary School | 0.2 miles |
| 📍 Joseph Locke Primary School       | 0.2 miles |













# Sold House Prices

 1 bath  2 beds  1 reception

FREEHOLD

MID TERRACE HOUSE

£79,500

Estimated price

£98,000 - £120,000



2 bed, terraced

£115,000

5 Dec 2022

Freehold

£79,950

27 Aug 2004

Freehold

£37,500

6 Nov 1998

Freehold

 2 beds

FREEHOLD

MID TERRACE HOUSE

£60,000

Estimated price

£91,000 - £111,000

 Track



# Rental Prices



Terraced 2 1

0.72 miles

\*\*\* ZERO DEPOSIT GUARANTEE AVAILABLE \*\*\* AVAILABLE NOW  
this two bedroom terraced house located just outside of the Town

LET AGREED

Reduced on 19/08/2023 by Your Move, Barnsley

£720 pcm ↓

£166 pw

Price Change History

22/08/2023 Price changed from to £720 pcm



2 Bed Terraced House, Racecommon Road, S70

£750.00

per month

£173.08

per week

✓ No admin fees

✓ No hidden charges

Let Agreed

Property Reference:

1765033

Meet the landlord



Terraced 2

0.44 miles

This beautiful character property is ready to move into, to secure  
your viewing send us an online enquiry!!

LET AGREED

Reduced on 17/08/2023 by William H. Brown, Barnsley

£825 pcm ↔

£190 pw

Price Change History

21/08/2023 Price changed from to £825 pcm



2 Bed Terraced House, Clarendon Street, S70

£725.00

per month

£167.31

per week

✓ No admin fees

✓ No hidden charges

Let Agreed

Property Reference:

1807708

Meet the landlord



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

## About property

### **ALEX SUSZKA**

- Tel: +44 7563757829
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## About process

### **MAREK KMIOTEK**

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Dawid Dowbusz

