



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
4 BED TERRACED HOUSE
BARNESLEY

Details

Building typ.....4 bed terraced house

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Cental

Reason of Sale.....The owner moves to another house

Occupier..... Empty

Refurbishment.....Minor

Numbers

| | |
|------------------------------------|-----------------|
| Purchase Price | £120 000 |
| Refurbishment | £22 000 |
| Done Up Value (DUV) | £175 000 |
| Rent | £895 |
| Sourcing Fee | £4 000 |
| Project Management Fee | £4 000 |
| ROE | 20.04 % |
| YELD | 8.95 % |
| TOTAL INVESTMENT COST (BTL) | ~66 000£ |

Refurb

- **New Boiler**
- **New Fuse Box**
- **Plastering**
- **Painting**
- **Flooring**
- **New Bathroom**
- **New kitchen**
- **Decorating**
- **Certificates**

4 BED TERRACED HOUSE

PP £120 000

BARNSLEY

Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative centre. The metropolitan borough had a population of 218,063 at the 2001 UK Census.

Historic counties of England a part of the West Riding of Yorkshire, Barnsley is notable as a former industrial town centred on coal mining and glassmaking although in the town a few factories remain notably the glassworks and coking plant. Though these industries declined in the 20th century, Barnsley's local culture remains rooted in this industrial heritage; Barnsley has a tradition of brass bands, originally created as social clubs for its mining communities.

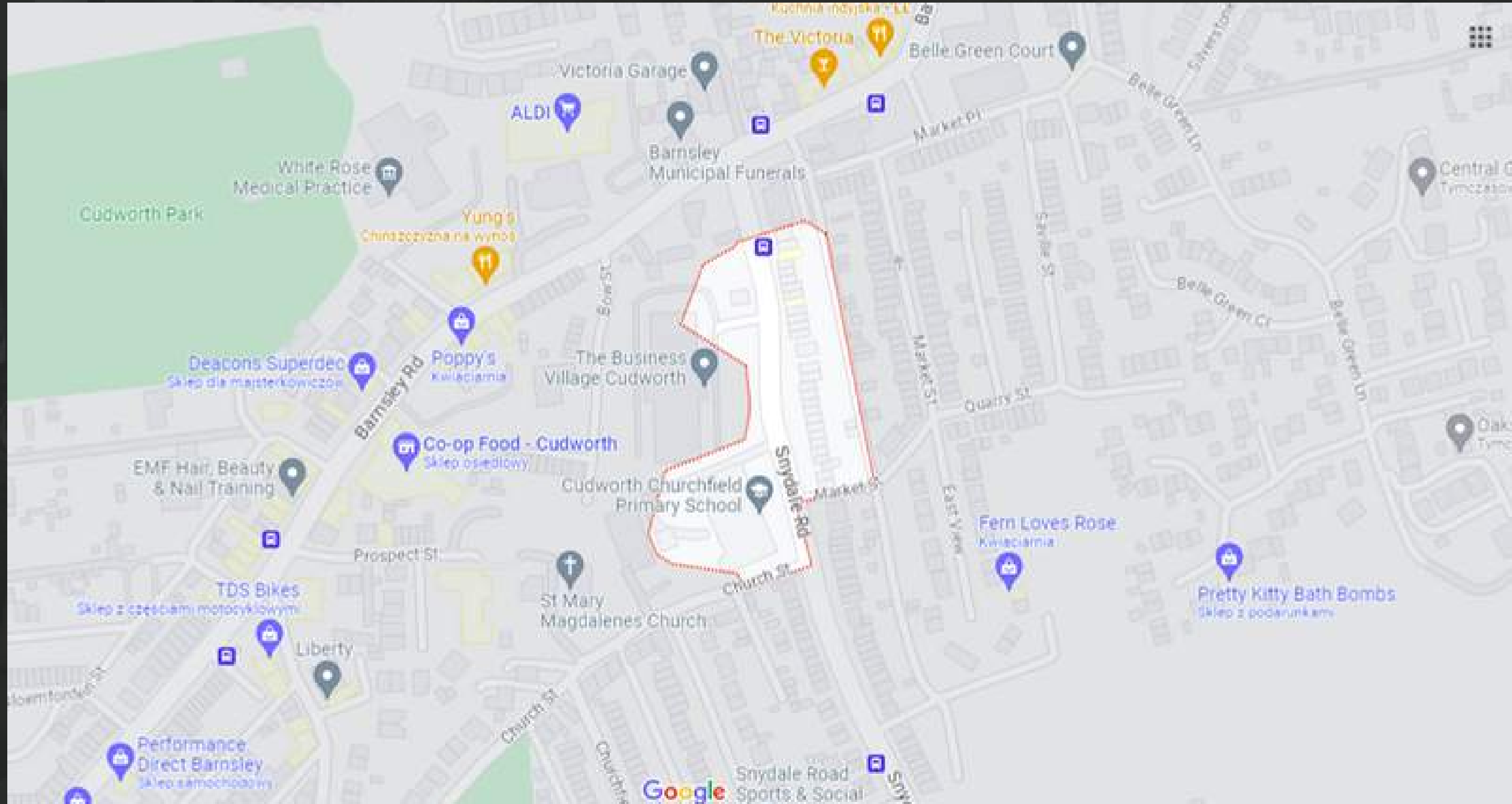
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Snydale Road/Barnsley Road and it's only 0.04 miles away from Snydale Road.

Snydale Road/Barnsley Road

Walking Time

0.04 MILES

0.9 MINUTES

Barnsley Road/Bow Street

Walking Time

0.08 MILES

1.6 MINUTES

Barnsley Road/Market Place

Walking Time

0.09 MILES

1.8 MINUTES

Snydale Road/Methley Street

Walking Time

0.13 MILES

2.6 MINUTES

Barnsley Road/Bank Street

Walking Time

0.19 MILES

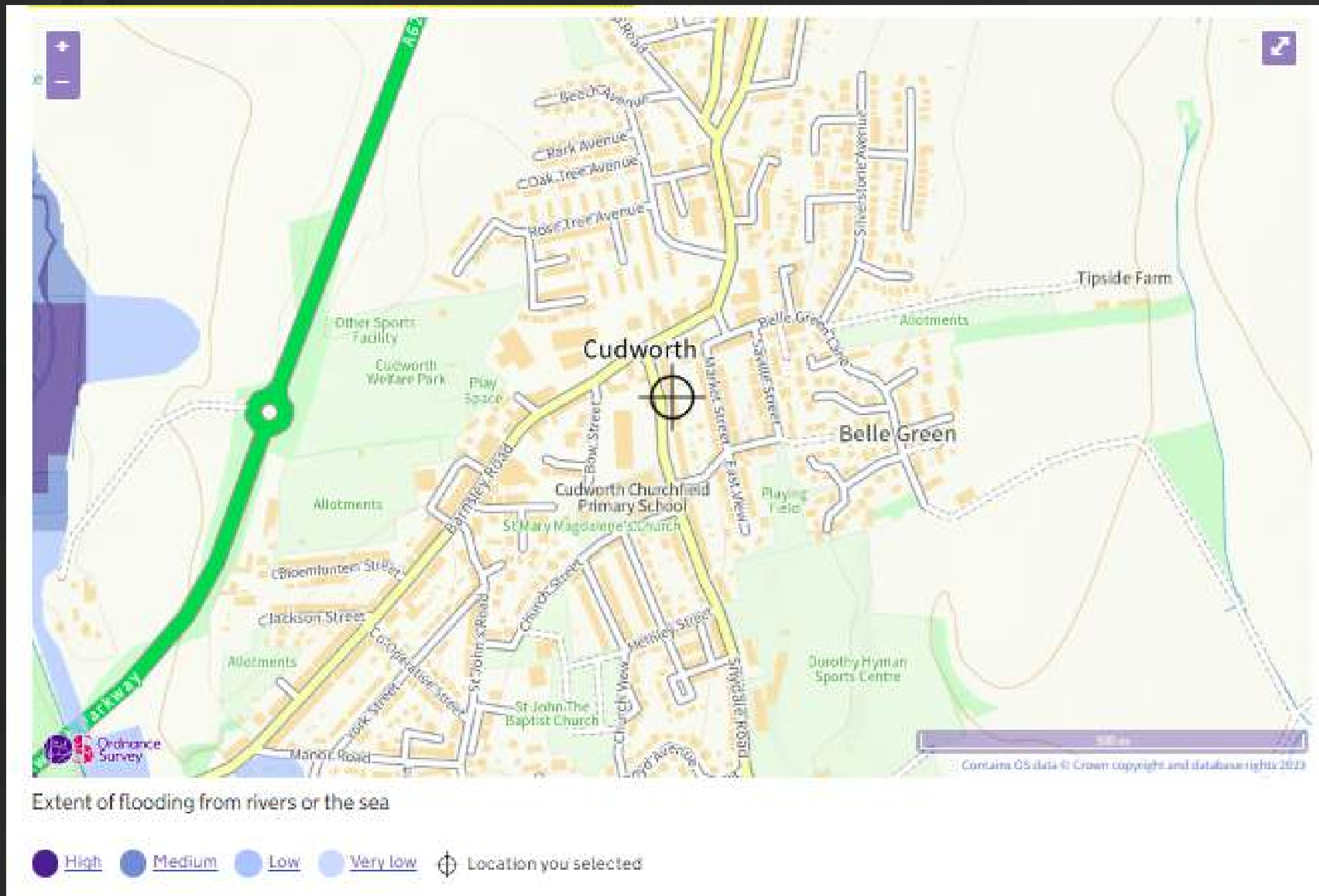
3.7 MINUTES

Nearest Railway Stations

Listed here are the 20 closest railway stations to Snydale Road, Cudworth, Barnsley, S72 8JR. The nearest railway station is Barnsley, approximately 3 miles away.

| Name | Approximate Distance* |
|-------------|-----------------------|
| Barnsley | 3 miles |
| Wombwell | 4.1 miles |
| Fitzwilliam | 4.2 miles |
| Moorthorpe | 4.6 miles |
| Darton | 4.9 miles |
| Thurnscoe | 4.9 miles |
| Goldthorpe | 5.1 miles |
| Dodworth | 5.3 miles |

Flood Map



Schools

NEAREST SCHOOLS



Churchfield Primary School

0.1 miles

State School | Rating: N/A



Cherry Dale Primary School

0.4 miles

State School | Ofsted: Outstanding



Birkwood Primary School

0.6 miles

State School | Ofsted: Outstanding



Outwood Academy Shafton

0.8 miles

State School | Ofsted: Good

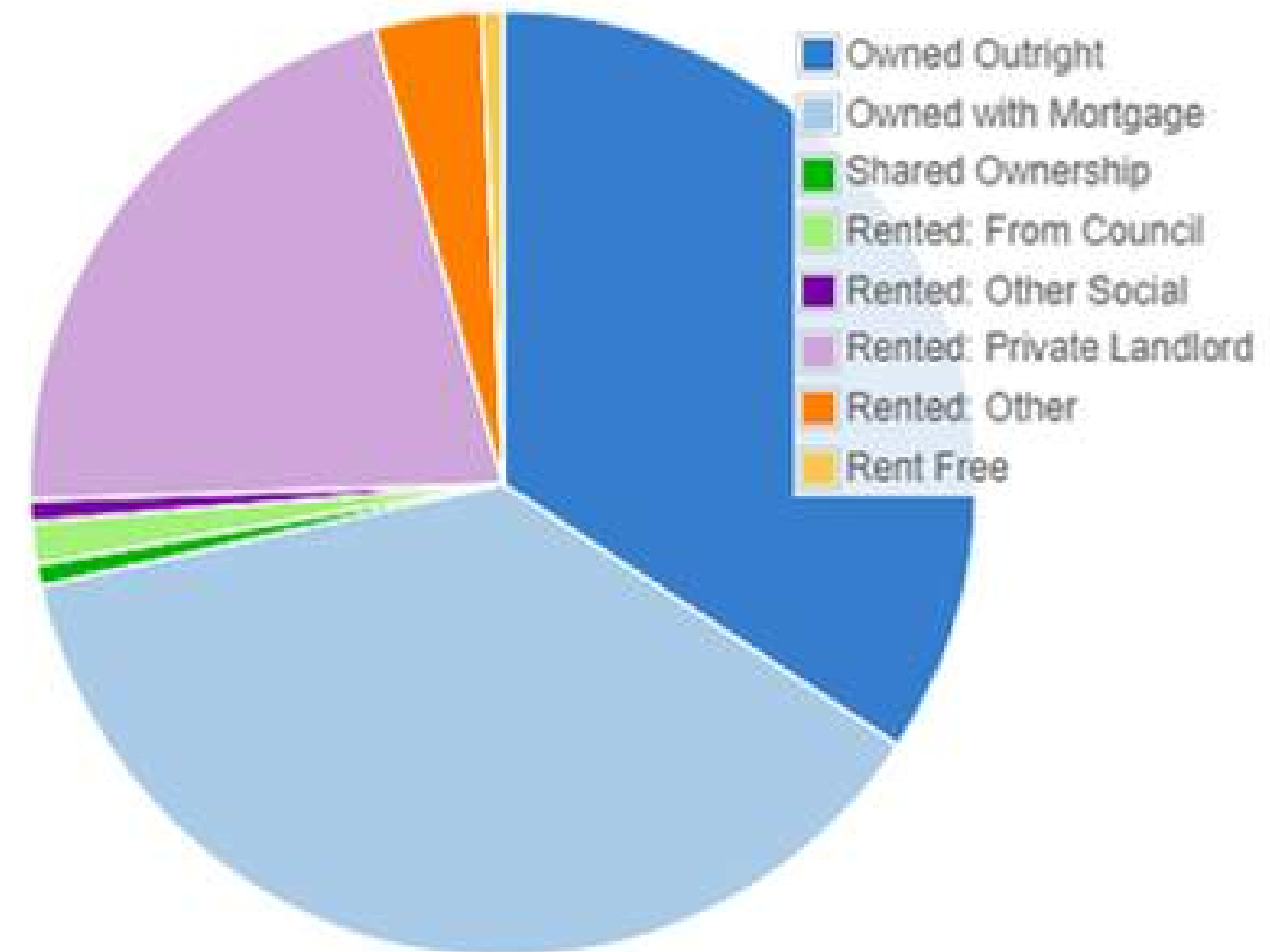
EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 78 C |
| 55-68 | D | 58 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

HOUSING

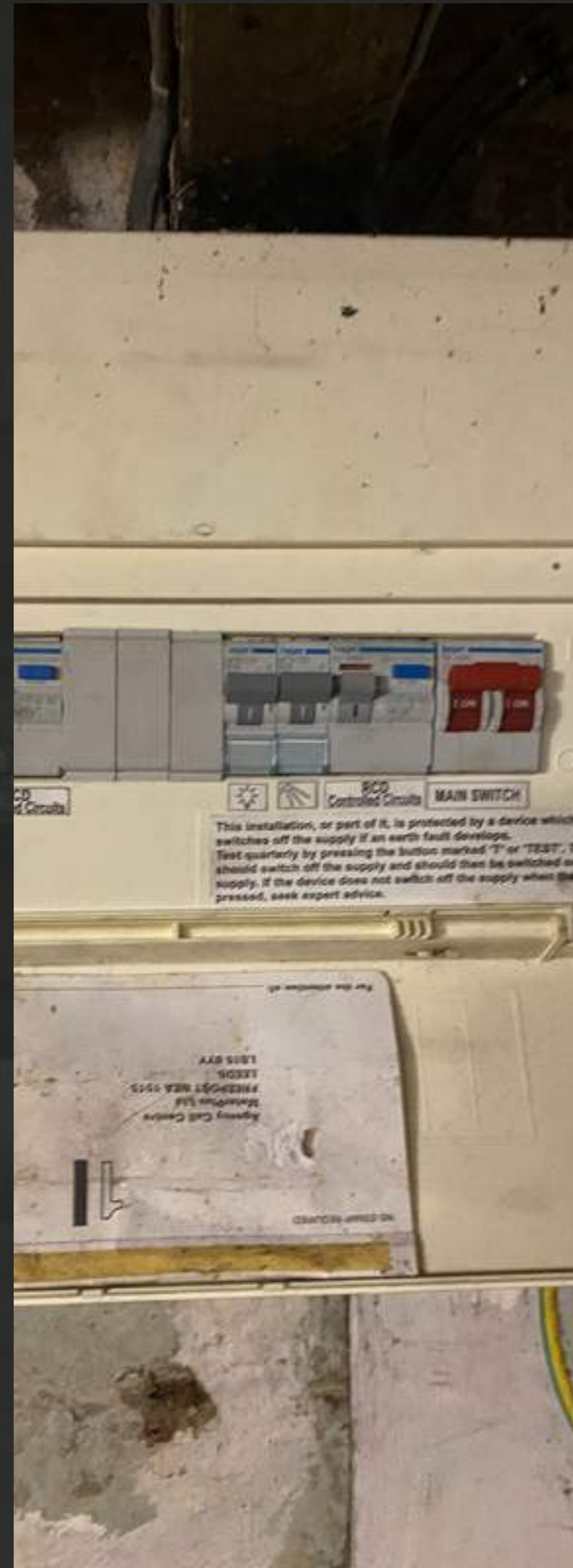
Housing Tenure

| | |
|--|------------|
| Owned Outright | 47 |
| Owned with Mortgage | 51 |
| Shared Ownership | 1 |
| Rented: From Council | 2 |
| Rented: Other Social <i>inc. charities and housing associations</i> | 1 |
| Rented: Private Landlord <i>inc. letting agents</i> | 29 |
| Rented: Other | 5 |
| Rent Free | 1 |
| Total | 137 |



Pictures







Sold House Prices

1 bath 4 beds

FREEHOLD

END TERRACE HOUSE

£187,500

Estimated price

£186,000 - £227,000

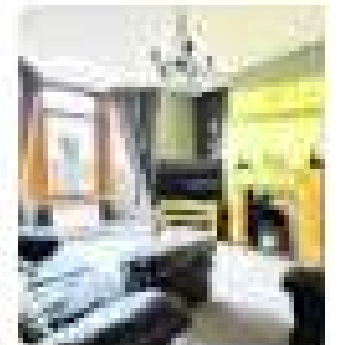
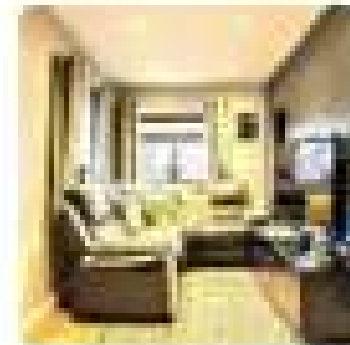
£194,000

4 Jun 2021

0.0 miles away

SOLD

x2



4 bed, terraced

£175,000

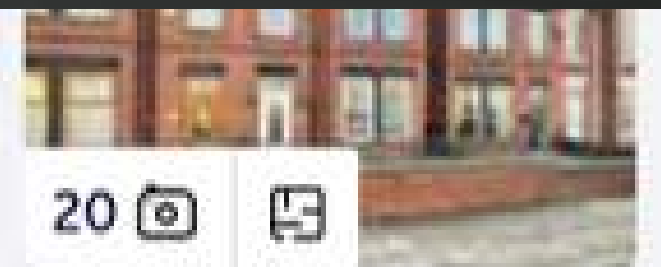
3 Oct 2022

Freehold

£135,000

29 Nov 2019

Freehold



20



Rental Prices



Terraced  3

*** ZERO DEPOSIT GUARANTEE AVAILABLE ***
AVAILABLE NOW *** Three FULLY FURNISHED
terraced home located in the popular village of

£825 pcm



End of Terrace  3  3

Fully renovated 3 bed house 3 toilets 2 Bathrooms,
large garden and 2 designated parking spaces.
Perfect location at the top of Cudworth, Barnsley.

£900 pcm



Semi-Detached  3  1

0.73 miles

**** FANTASTIC FAMILY PROPERTY **** We welcome
to the rental market this fantastic THREE bedroom

£895 pcm

£207 pw

LET AGREED

Added on 15/09/2023 by Your Move, Barnsley

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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Dawid Dowbusz

