



# 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  
3 BED TERRACED HOUSE  
CUDWORTH - BARNLSLEY

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# ***Details***

**Building typ.....3 bed terraced house**

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

**Tenure..... Freehold**

**Heating Type..... Gas Cental**

**Reason of Sale.....Tired investor**

**Occupier..... Empty**

**Refurbishment.....Major**

# *Numbers*

<b>Purchase Price</b>	<b>£90 000</b>
<b>Refurbishment</b>	<b>£20 000</b>
<b>Done Up Value (DUV)</b>	<b>£138 000</b>
<b>Rent</b>	<b>£775</b>
<b>Sourcing Fee</b>	<b>£5 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>
<b>ROE</b>	<b>25.24 %</b>
<b>YELD</b>	<b>10.33 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~57 000£</b>



# ***Refurb***

- **Painting**
- **Flooring**
- **New Kitchen**
- **New Bathroom**
- **New Door**
- **Garden**
- **Decorating**
- **Certificates**

# 3 BED TERRACED HOUSE

PP £90 000

## BARNSLEY- CUDWORTH

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.

Barnsley has seen huge changes in recent years. An awarding museum and culture offer, great house prices, acres of green space on your doorstep. We're attracting both visitors and investors at a record rate.

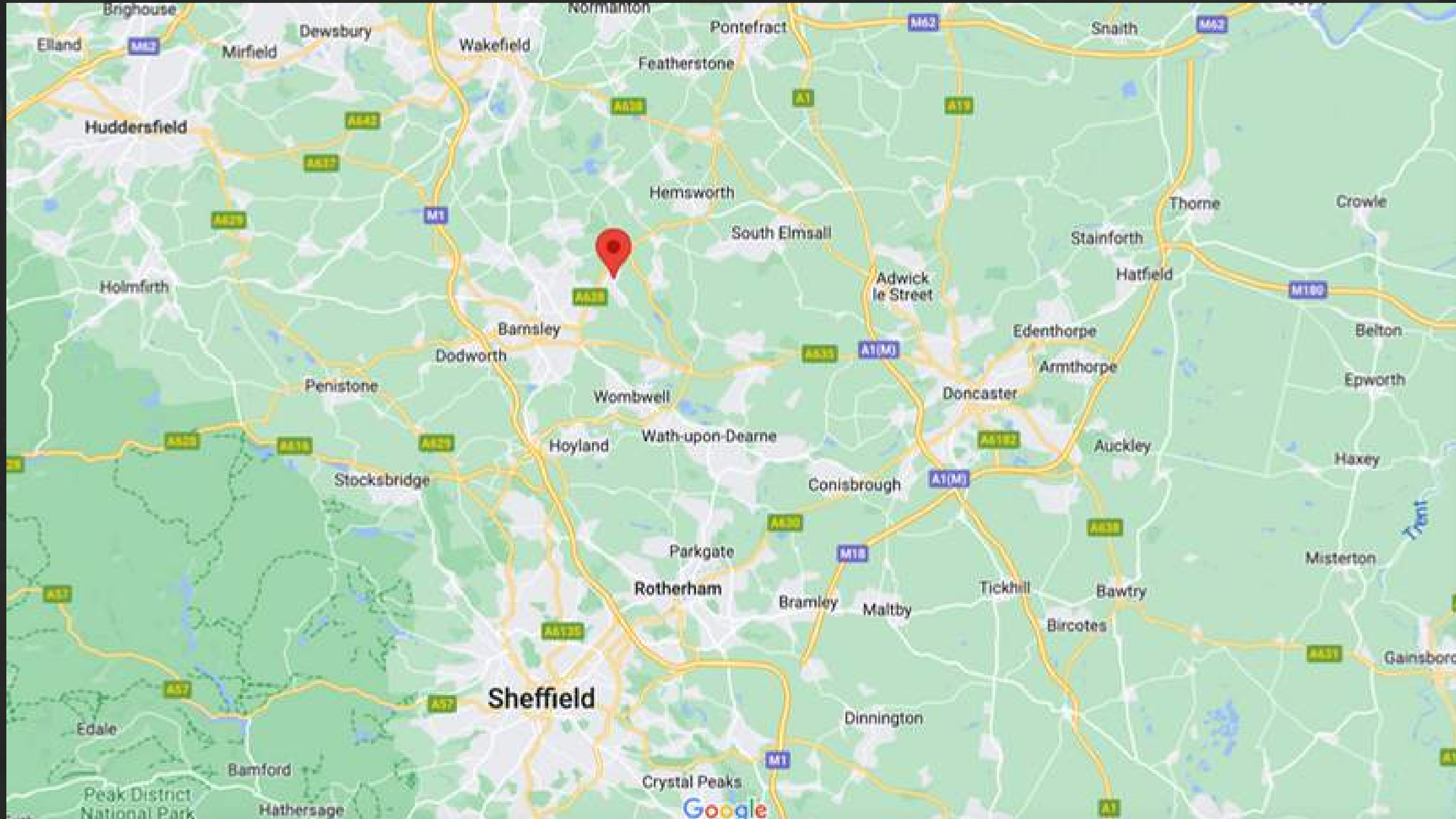
It's often overlooked that the borough is much wider than just Barnsley as a town. It's surrounded by key outlying towns including Penistone, Wombwell and Hoyland, and many thriving rural villages.

We're in an ideal location in the heart of Yorkshire. Being located in the centre of the UK and with the M1 and A1 offering superb transport links. Businesses can benefit from high quality low cost commercial premises as well as a number of Enterprise Zone sites.

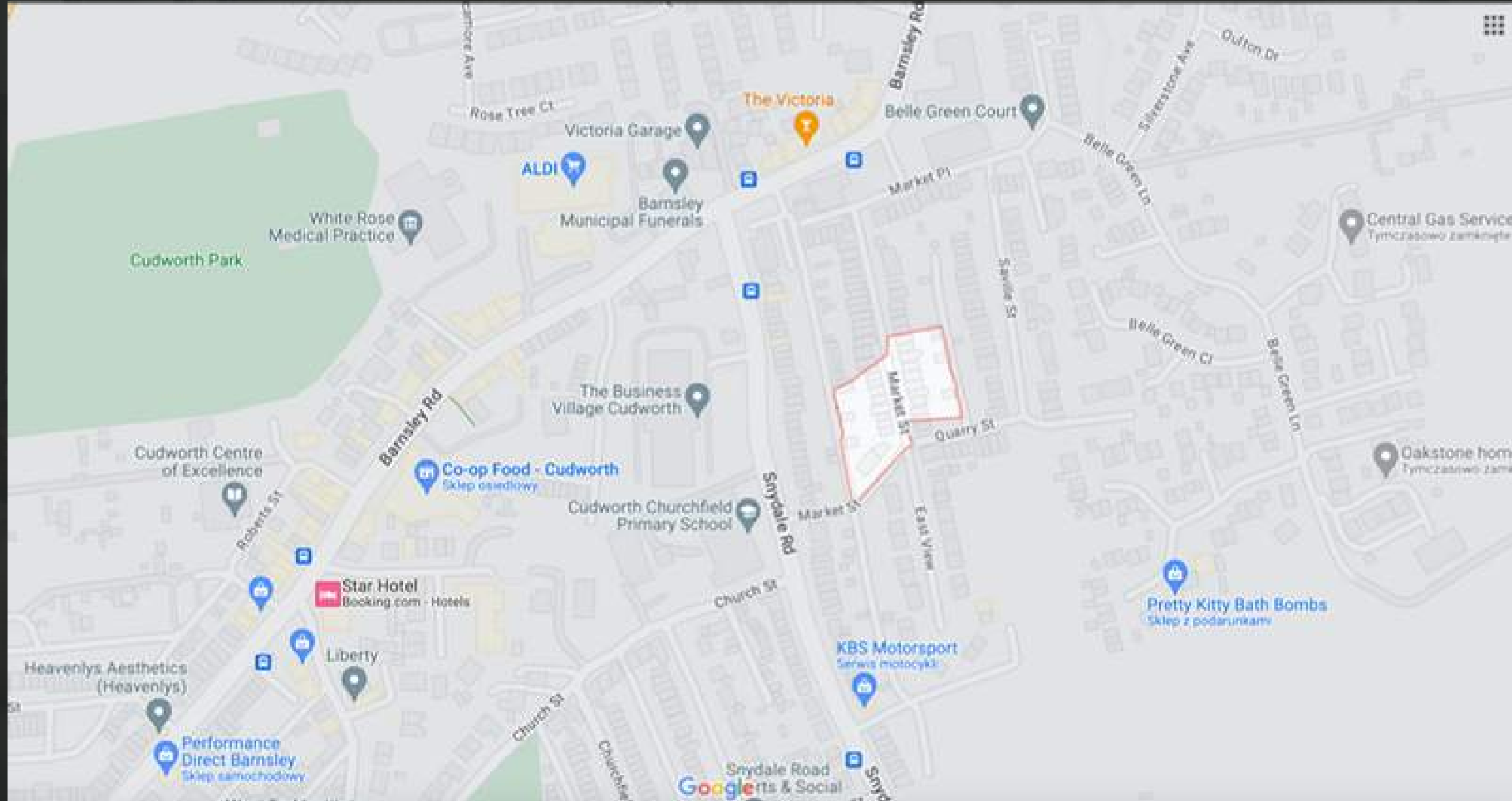




# Location



# Location



# Bus / Train

## NEARBY BUS STOPS

Today

The closest bus stop is Snydale Road/Barnsley Road and it's only 0.06 miles away from Market Street.

Snydale Road/Barnsley Road  
Walking Time  
**0.06** MILES **1.2** MINUTES

Barnsley Road/Market Place  
Walking Time  
**0.09** MILES **1.7** MINUTES

Barnsley Road/Bow Street  
Walking Time  
**0.09** MILES **1.8** MINUTES

Snydale Road/Methley Street  
Walking Time  
**0.13** MILES **2.6** MINUTES

Snydale Road/Eveline Street  
Walking Time  
**0.2** MILES **3.9** MINUTES

## NEARBY TRAIN STATIONS

Today

The closest train station is Barnsley Rail Station and it's only 3.05 miles away from Market Street.

Barnsley Rail Station  
Walking Time  
**3.05** MILES **61** MINUTES

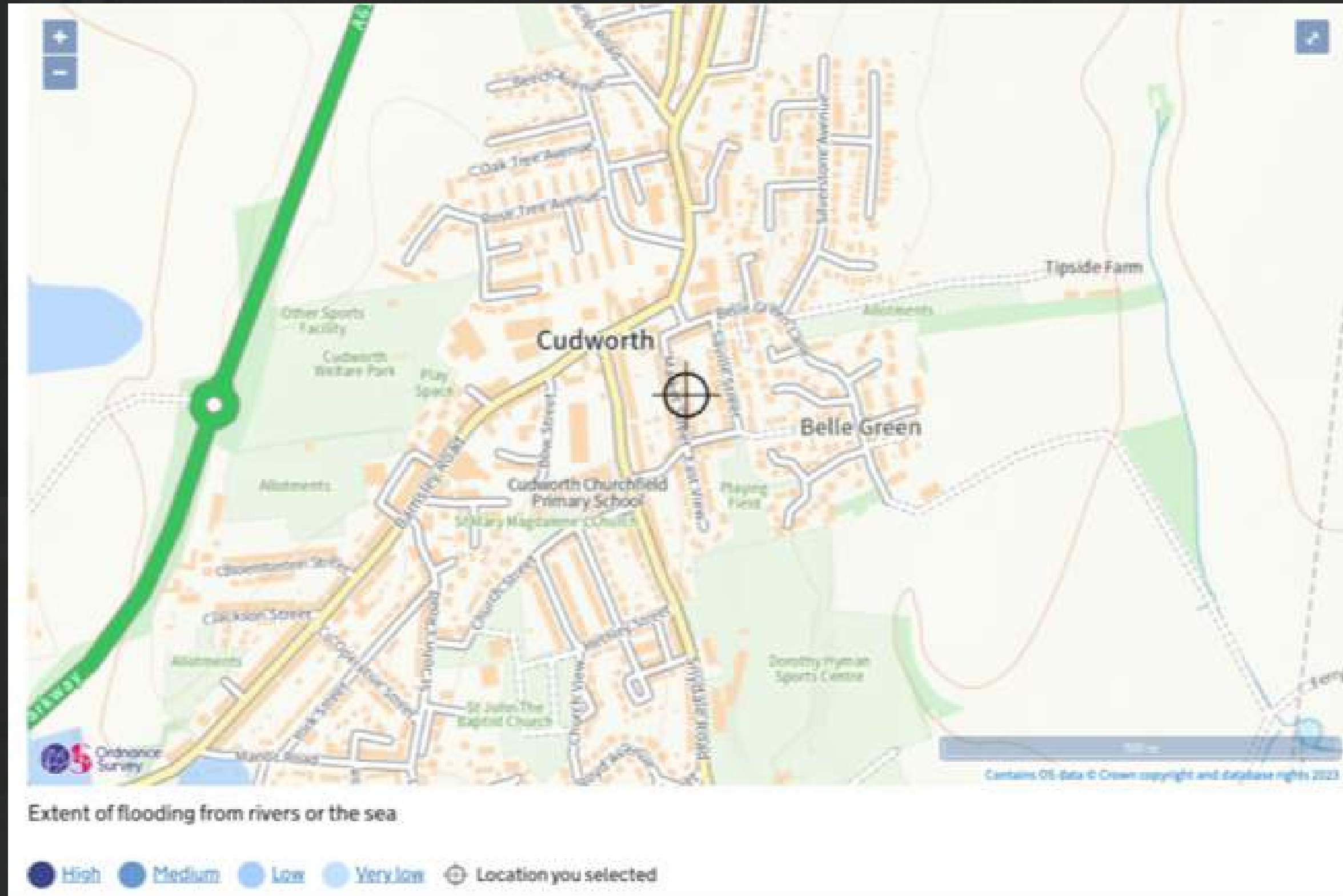
Fitzwilliam Rail Station  
Walking Time  
**4.15** MILES **83** MINUTES

Wombwell Rail Station  
Walking Time  
**4.15** MILES **83.1** MINUTES

Moorthorpe Rail Station  
Walking Time  
**4.62** MILES **92.3** MINUTES

Darton Rail Station  
Walking Time  
**4.83** MILES **96.7** MINUTES

# 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** 0.7 miles  
State School | Ofsted: Outstanding
-  **Outwood Academy Shafton** 0.7 miles  
State School | Ofsted: Good

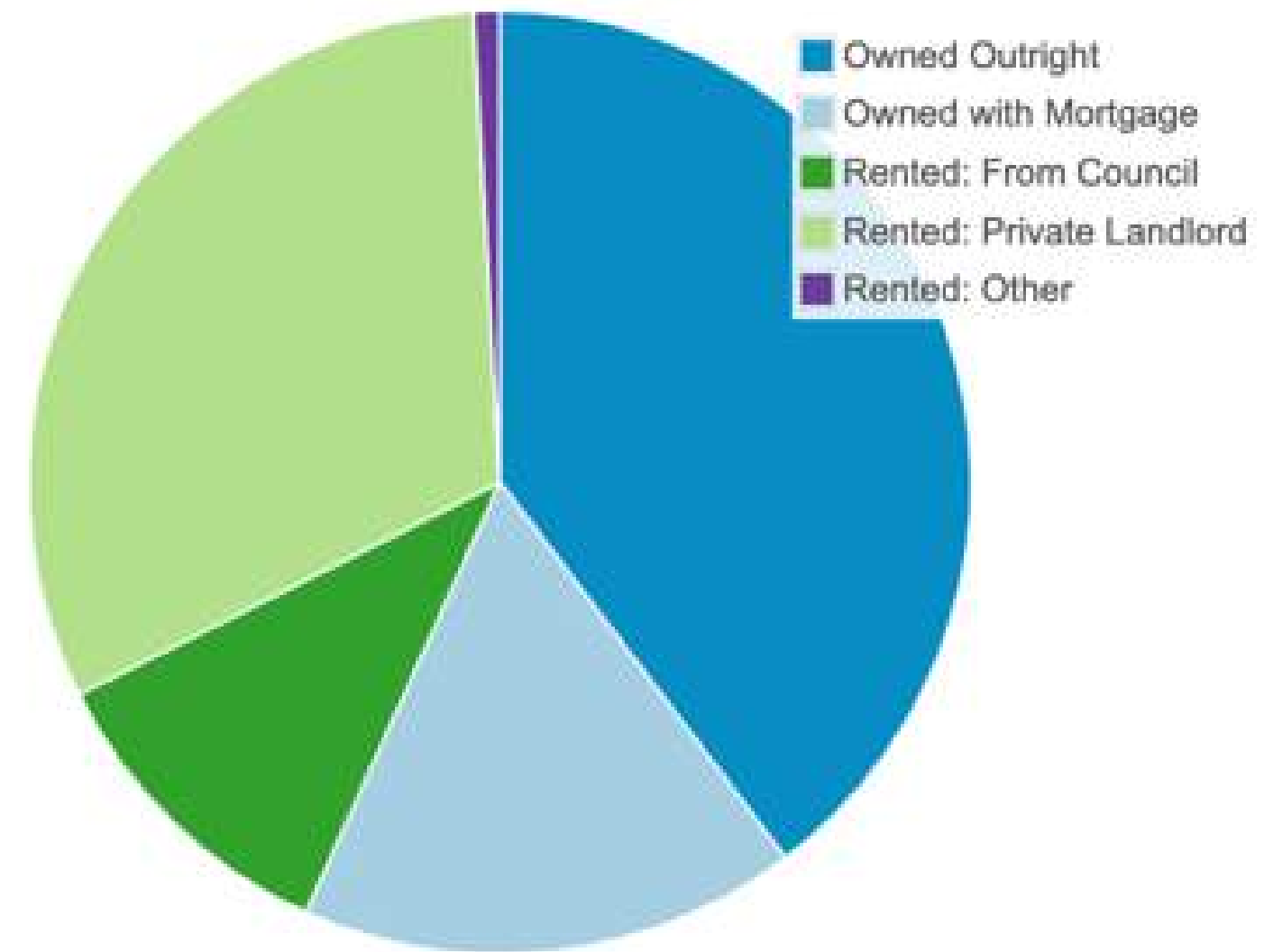


# Floor plan



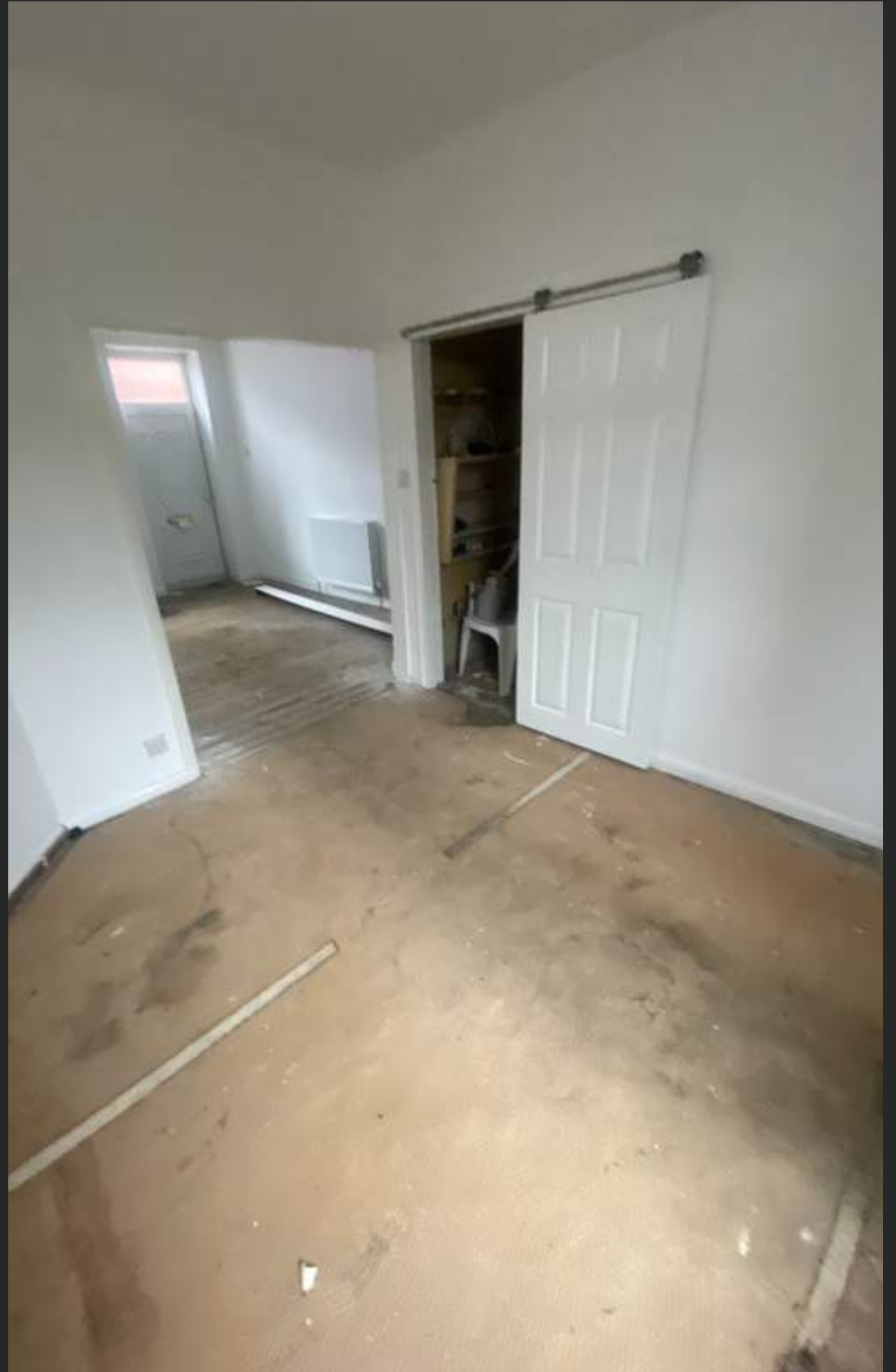
# HOUSING

Housing Tenure	
Owned Outright	44
Owned with Mortgage	19
Shared Ownership	0
Rented: From Council	12
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	35
Rented: Other	1
Rent Free	0
<b>Total</b>	<b>111</b>



# EPC

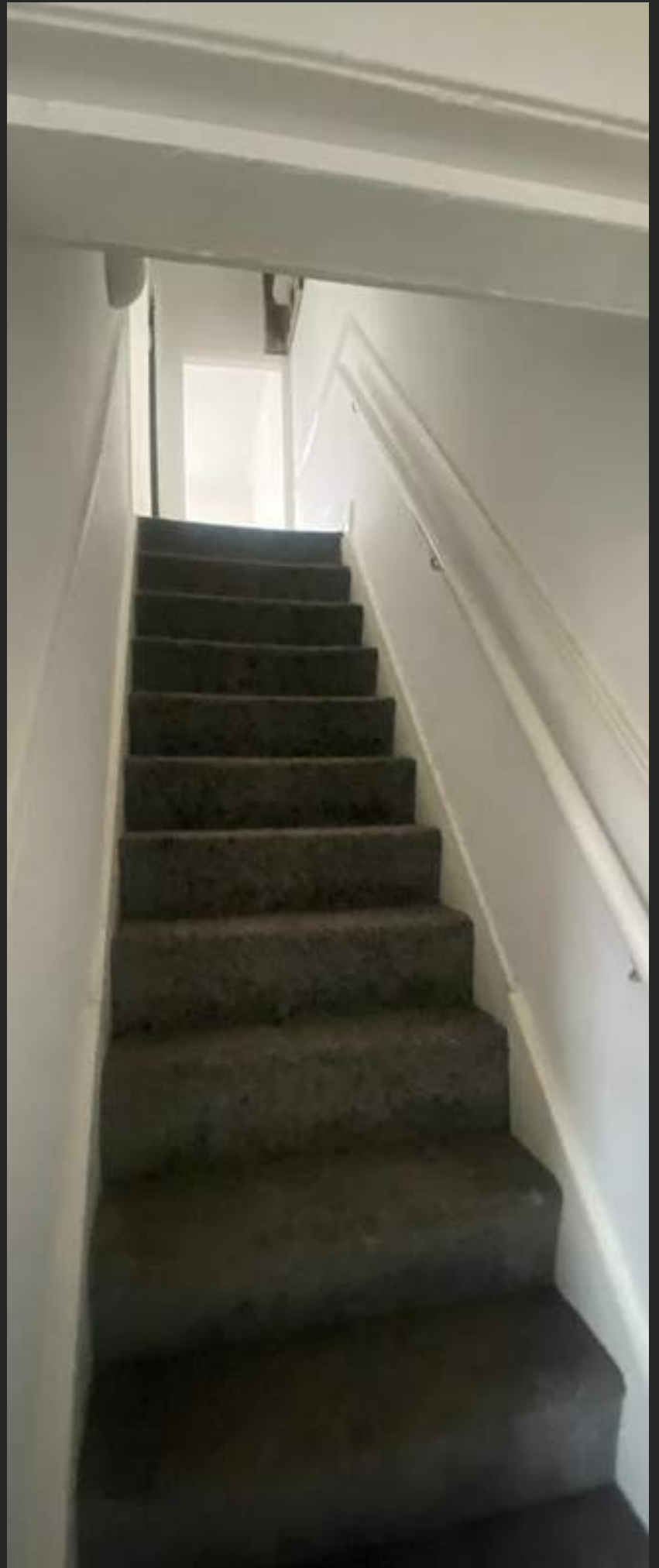
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

















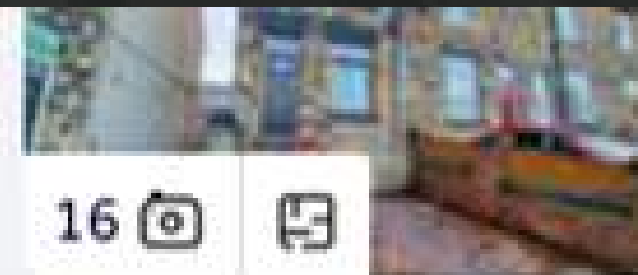
# Sold House Prices

3 bed, terraced

£150,000

1 Feb 2023

Freehold



16 



£97,500

24 Jan 2008

Freehold

 3 beds  2 receptions

FREEHOLD

MID TERRACE HOUSE

£74,995

Estimated price

£110,000 - £134,000

 Track

3 bed, terraced

£150,000

24 Nov 2022

Freehold



19 

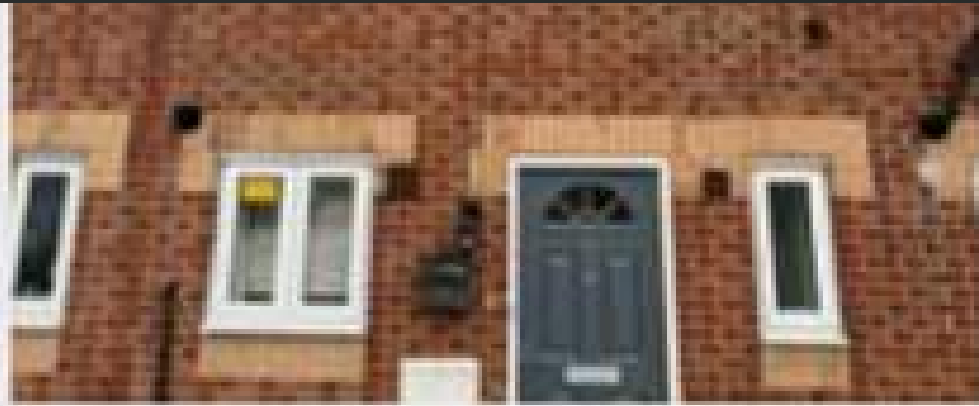


£88,000

13 Apr 2006

Freehold

# Rental Prices



£775 pcm 

0.18 miles

Logic Lettings are delighted to offer to the rental market this superb 3 bedroom property recently decorated throughout in Cudworth.

LET AGREED



£750.00

per month

£173.08

per week

- No admin fees
- No hidden charges

Let Agreed

Property Reference:  
1807568

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

## About property

### **ALEKSANDRA SUSZKA**

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## About process

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Dawid Dowbusz

