



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 SEMI-DETACHED HOUSE
BARNESLEY

Details

Building typ..... 2 bed semi-detached house

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Cental

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

Occupier..... Empty

Refurbishment.....Refreshing

Numbers

Purchase Price	£112 000
Refurbishment	£6 000
Done Up Value (DUV)	£150 000
Rent	£750
Sourcing Fee	£4 000
Project Management Fee	£3 000
ROE	22.44 %
YELD	8.04 %
TOTAL INVESTMENT COST (BTL)	~46 500£

Refurb

- **New Boiter**
- **New Fues Box**
- **Decorating**
- **Certificates**

2 BED SEMI-DETACHED HOUSE

PP £112 000

BARNSELY

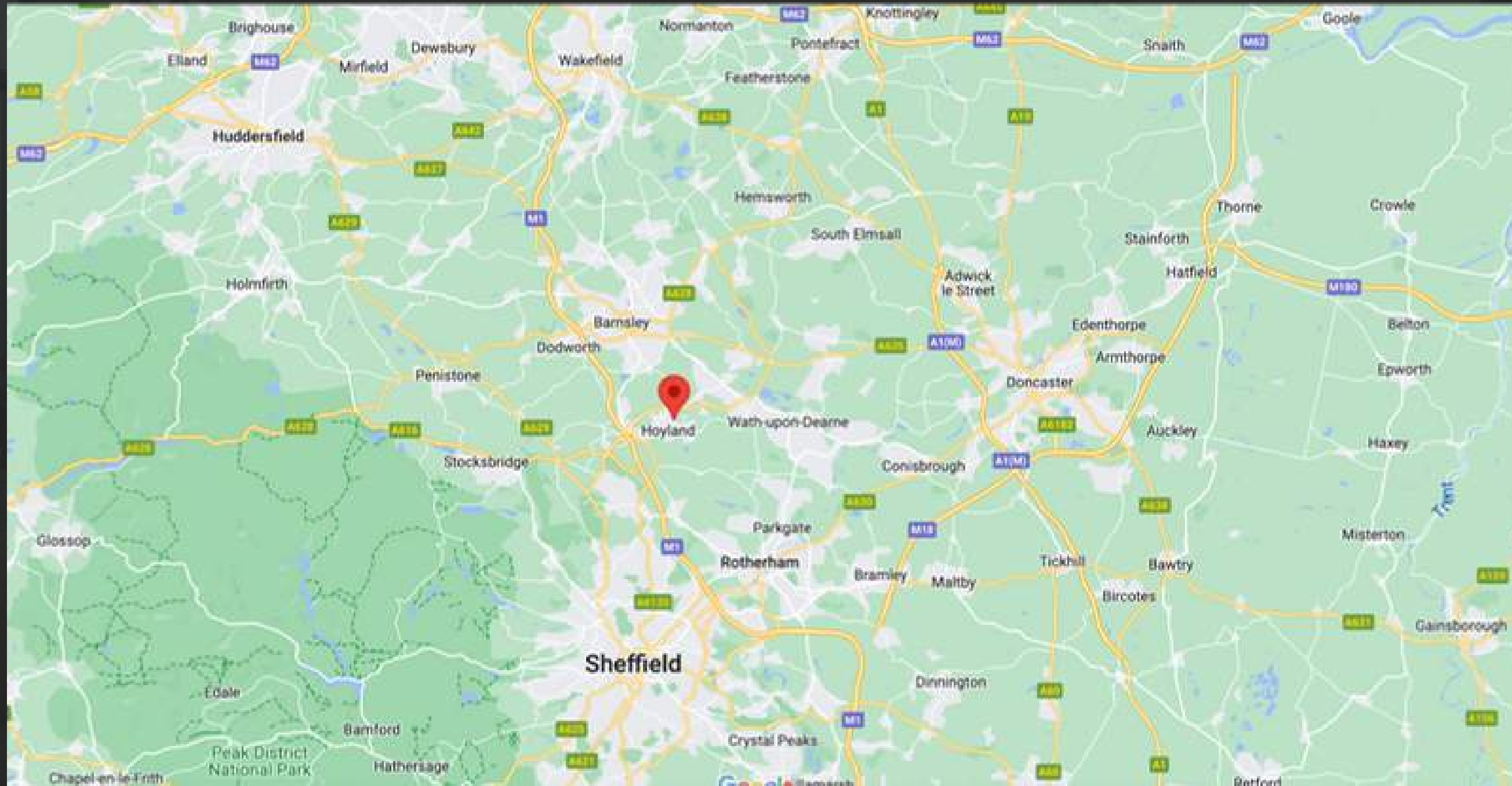
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative 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.

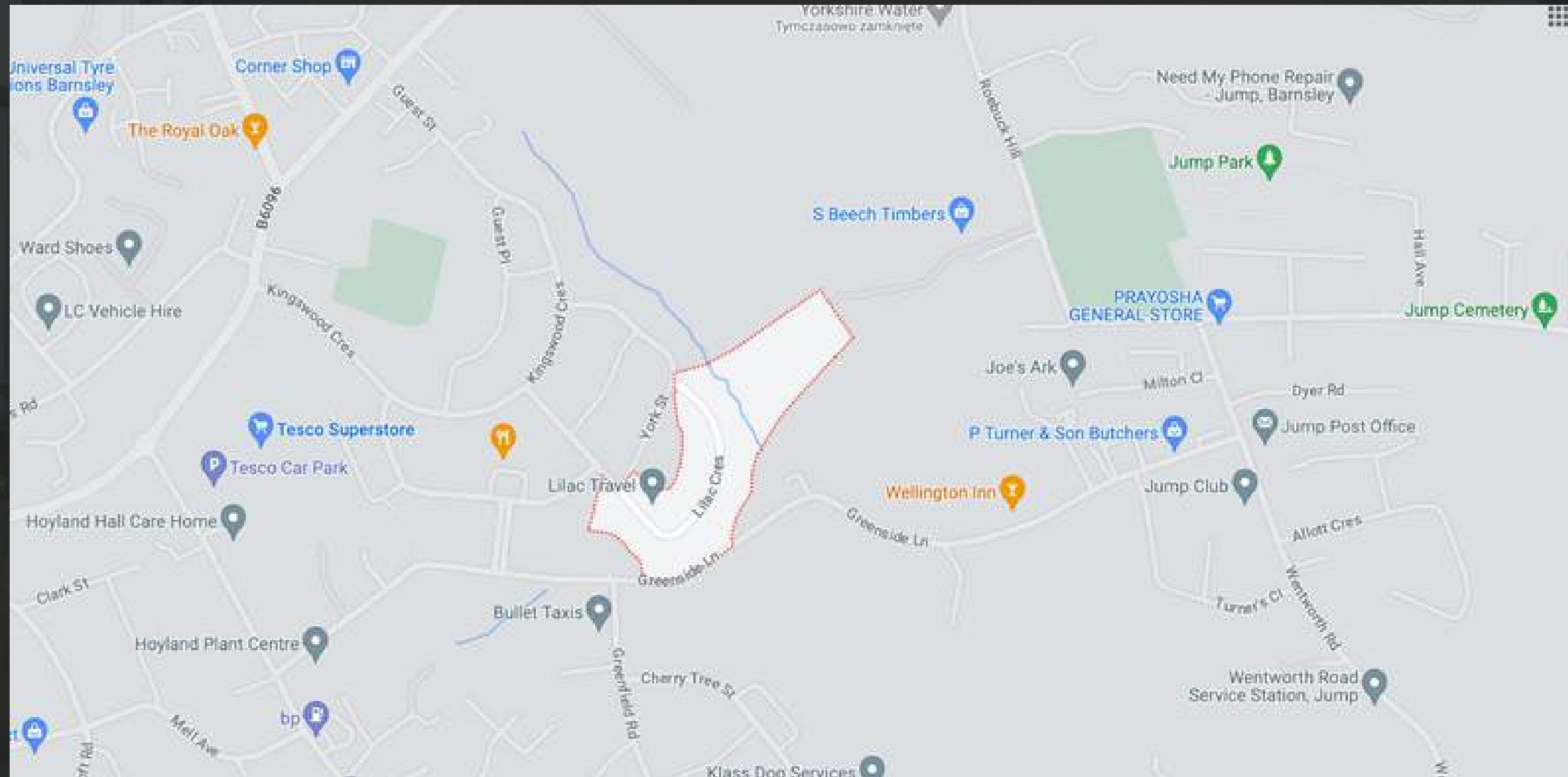
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Greenfield Road/Greenside Lane and it's only 0.11 miles away from Lilac Crescent.

Greenfield Road/Greenside Lane	Walking Time
0.11 MILES	2.1 MINUTES
Greenfield Road/Key Avenue	Walking Time
0.17 MILES	3.4 MINUTES
Church Street/Sunny Bank	Walking Time
0.19 MILES	3.7 MINUTES
Barber Street/Barfield Road	Walking Time
0.22 MILES	4.4 MINUTES
Market Street/Greenside Lane	Walking Time
0.27 MILES	5.5 MINUTES

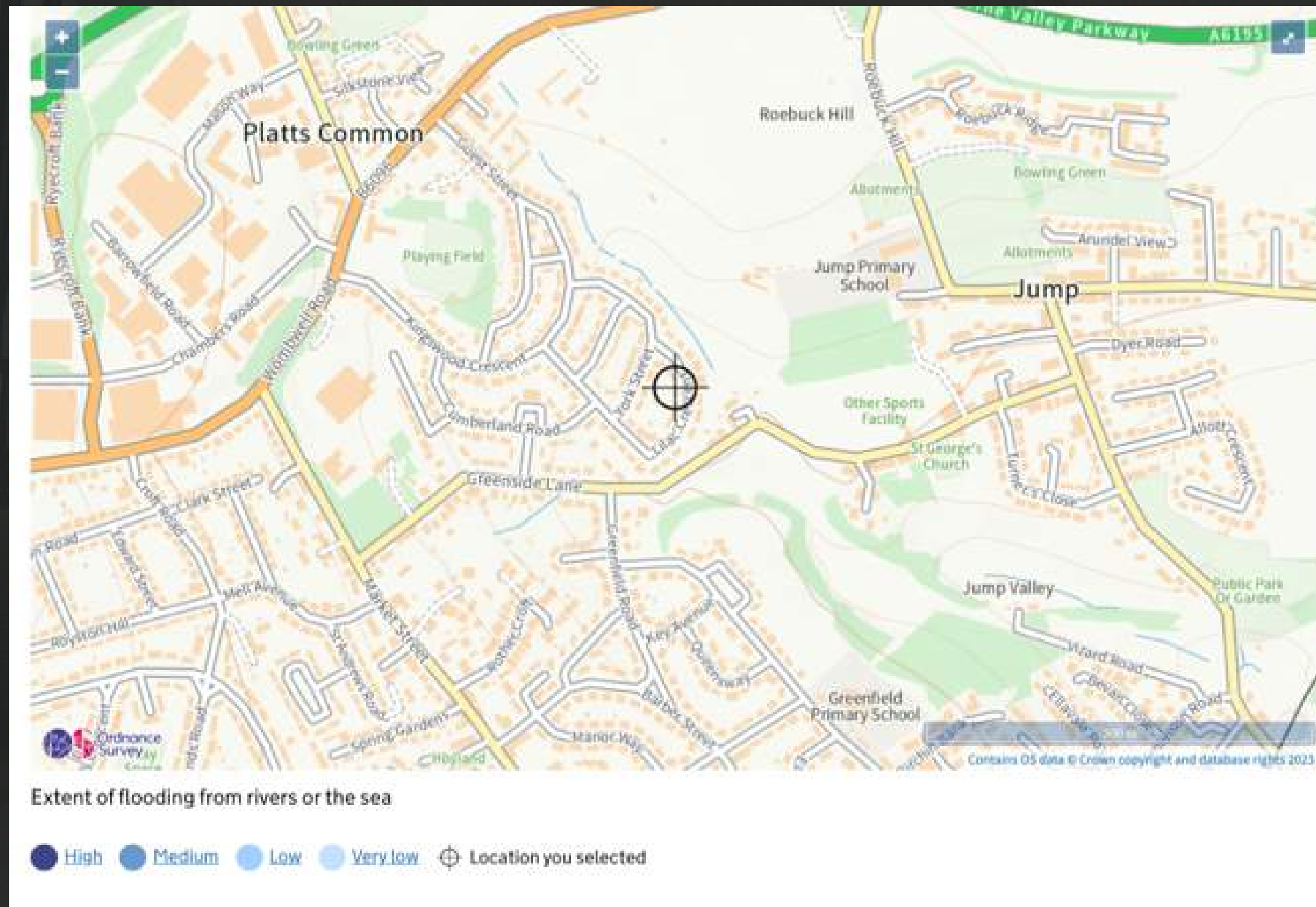
NEARBY TRAIN STATIONS

Today

The closest train station is Elsecar Rail Station and it's only 0.58 miles away from Lilac Crescent.

Elsecar Rail Station	Walking Time
0.58 MILES	11.6 MINUTES
Wombwell Rail Station	Walking Time
1.15 MILES	23.1 MINUTES
Chapelton Rail Station	Walking Time
3.27 MILES	65.5 MINUTES
Barnsley Rail Station	Walking Time
3.77 MILES	75.4 MINUTES
Dodworth Rail Station	Walking Time
4.75 MILES	95 MINUTES

Flood Map



Schools



Jump Primary School | (0.2mi.) **Outstanding**



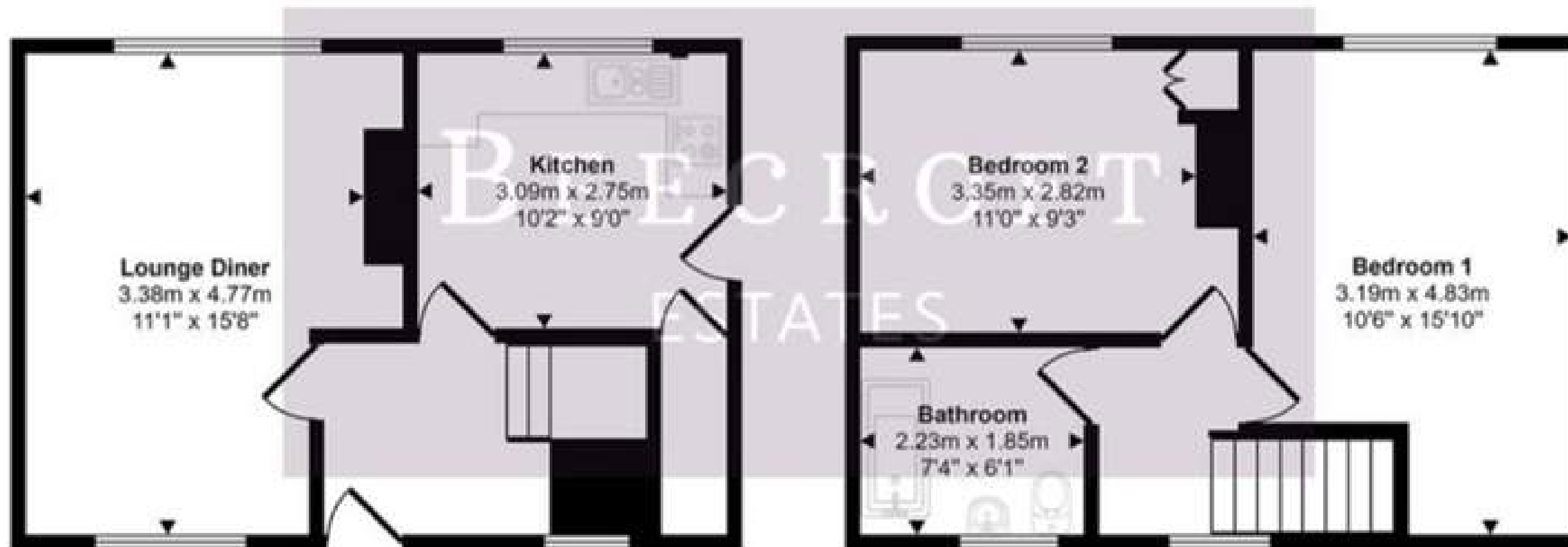
Greenfield Primary School | (0.3mi.) **Good**



St Helen's Catholic Primary School | (0.5mi.) **Good**

Floor plan

Approx Gross Internal Area
68 sq m / 730 sq ft



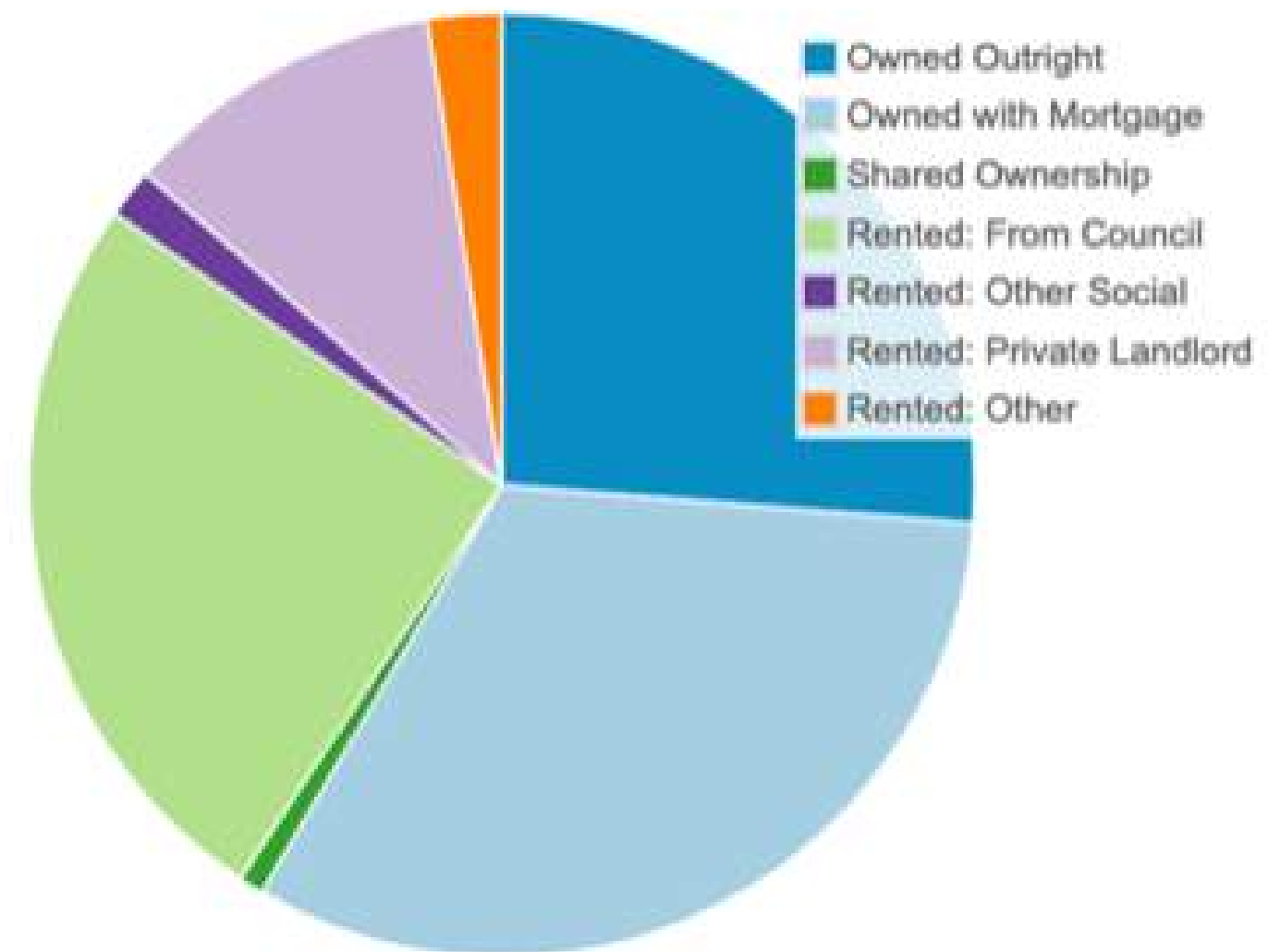
Ground Floor
Approx 34 sq m / 361 sq ft

First Floor
Approx 34 sq m / 369 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Housing Tenure

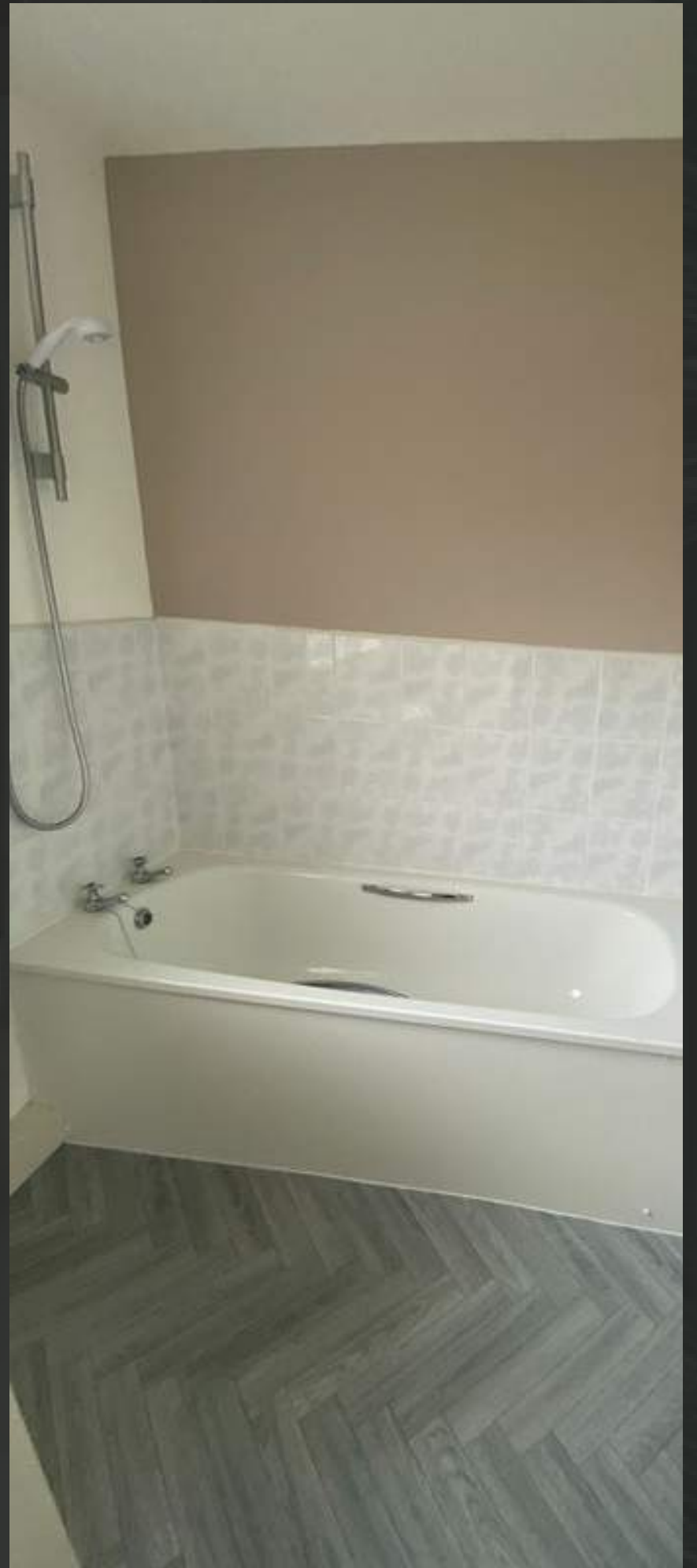
Owned Outright	31
Owned with Mortgage	38
Shared Ownership	1
Rented: From Council	30
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	13
Rented: Other	3
Rent Free	0
Total	118



Pictures







Sold House Prices

2 bath 2 beds 1 reception

SOLD

SEMI-DETACHED HOUSE

Estimated price

£137,000 - £151,000

2 bed, semi-detached

£210,000

6 Jan 2023

Freehold



Estimated price

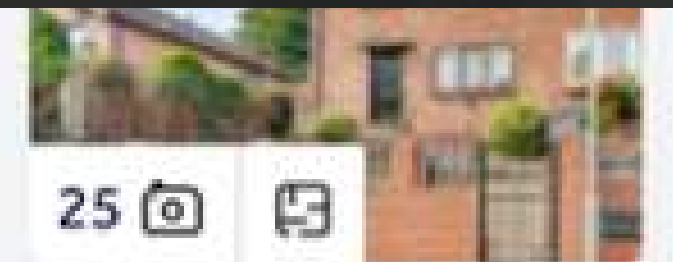
£110,000 - £164,000

2 bed, semi-detached

£155,000

10 Jan 2023

Freehold



£90,000


20 May 2022

Freehold

Rental Prices



£750 pcm  

Semi-Detached  2  1

0.36 miles

Hunters Barnsley would like to introduce to the market this large two bedroom semi-detached family home situated in Hoyland, Barnsley.



£700 pcm

Presenting to the market these two bedroomed terrace properties situated in Barnsley. Boasting from a close proximity to amenities, transport links and the M1

LET AGREED

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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