



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 TERRACE HOUSE
BARNESLEY

Details

Building typ.....2 bed terrace house
Construction Type..... Standard
Tenure..... Freehold
Heating Type..... Gas Cental
Reason of Sale..... Tired owner
Occupier..... Empty
Refurbishment..... General

Numbers

Purchase Price	£60 000
Refurbishment	£23 000
Done Up Value (DUV)	£90 000
Rent	£690
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	22.03 %
YELD	13.8 %
TOTAL INVESTMENT COST (BTL)	~50 000£

Refurb

- **Painting**
- **Plastering**
- **Bathroom**
- **Kitchen**
- **Decorating**
- **Certificates**
- **Electric Installation**
- **New Boiler**
- **Flooring**

2 BED TERRACE HOUSE

PP £60 000

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.

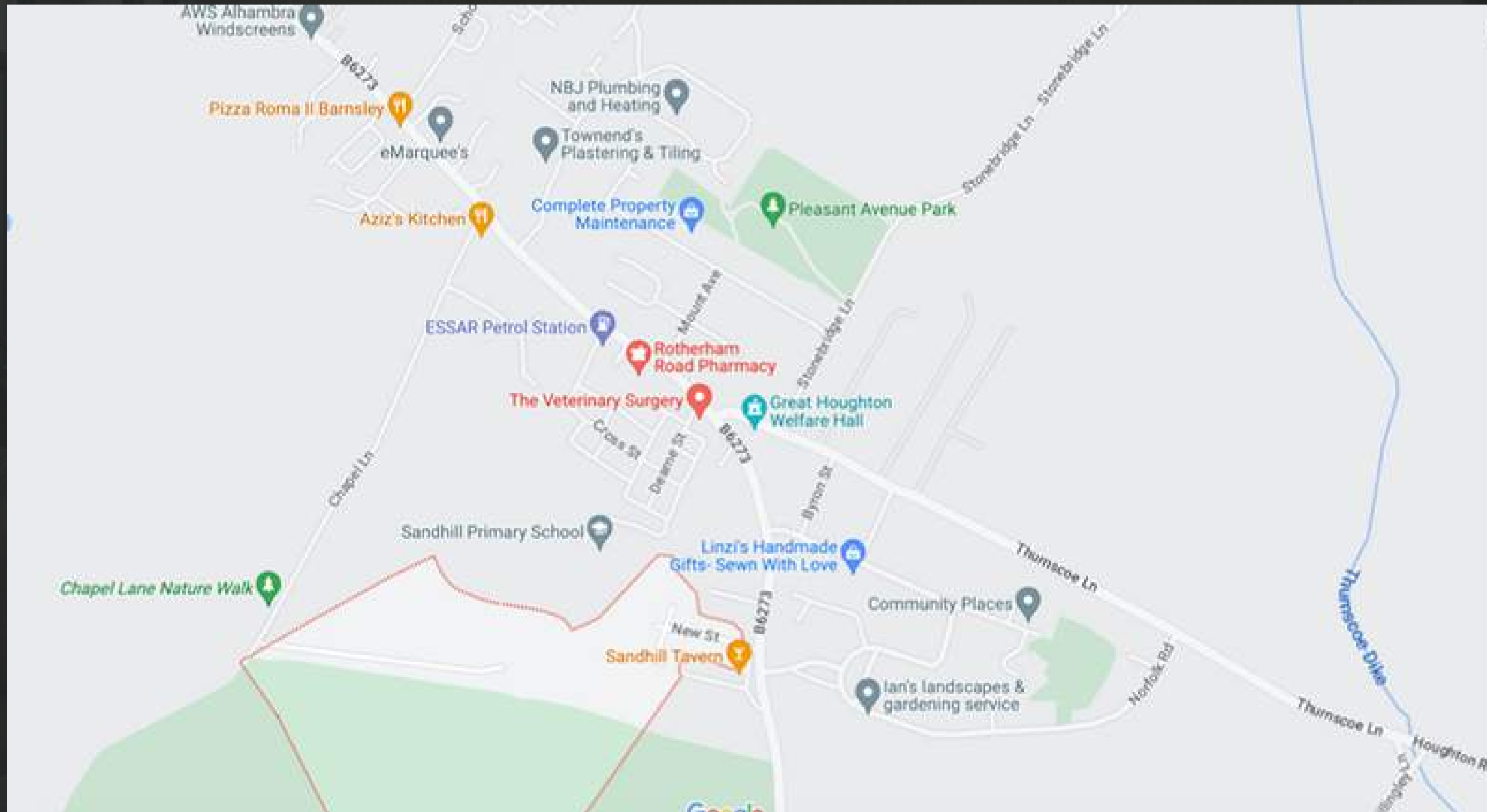
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

NEARBY TRAIN STATIONS

Today

The closest train station is Thurnscoe Rail Station and it's only 1.64 miles away from New Street.

Thurnscoe Rail Station	Walking Time
1.64 MILES	32.9 MINUTES
Goldthorpe Rail Station	Walking Time
1.85 MILES	36.9 MINUTES
Bolton-Upon-Dearne Rail Station	Walking Time
2.62 MILES	52.4 MINUTES
Wombwell Rail Station	Walking Time
3.58 MILES	71.6 MINUTES
Moorthorpe Rail Station	Walking Time
3.59 MILES	71.9 MINUTES

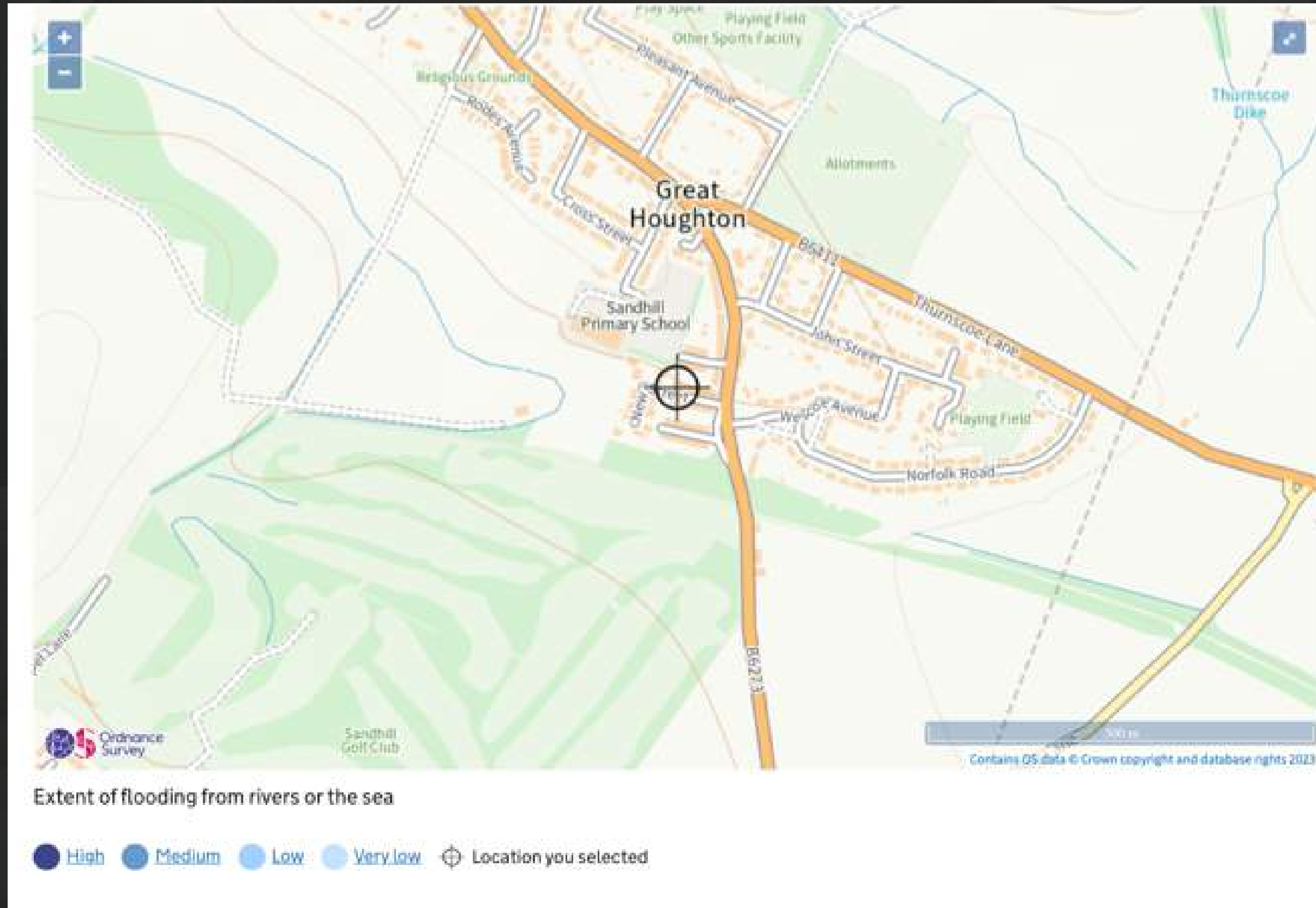
NEARBY BUS STOPS

Today

The closest bus stop is Rotherham Road/Turner Street and it's only 0.05 miles away from New Street.

Rotherham Road/Turner Street	Walking Time
0.05 MILES	0.9 MINUTES
Rotherham Road/Edward Street	Walking Time
0.05 MILES	1.1 MINUTES
Rotherham Road/Thurnscoe Lane	Walking Time
0.14 MILES	2.8 MINUTES
Thurnscoe Lane/Byron Street	Walking Time
0.17 MILES	3.3 MINUTES
Thurnscoe Lane/Stonebridge Lane	Walking Time
0.17 MILES	3.3 MINUTES

Flood Map



Schools

 Sandhill Primary School | (0.1mi.) Requires Improvement

 The Robert Ogden School | (1.0mi.) Good

 Gooseacre Primary Academy | (1.2mi.) Good

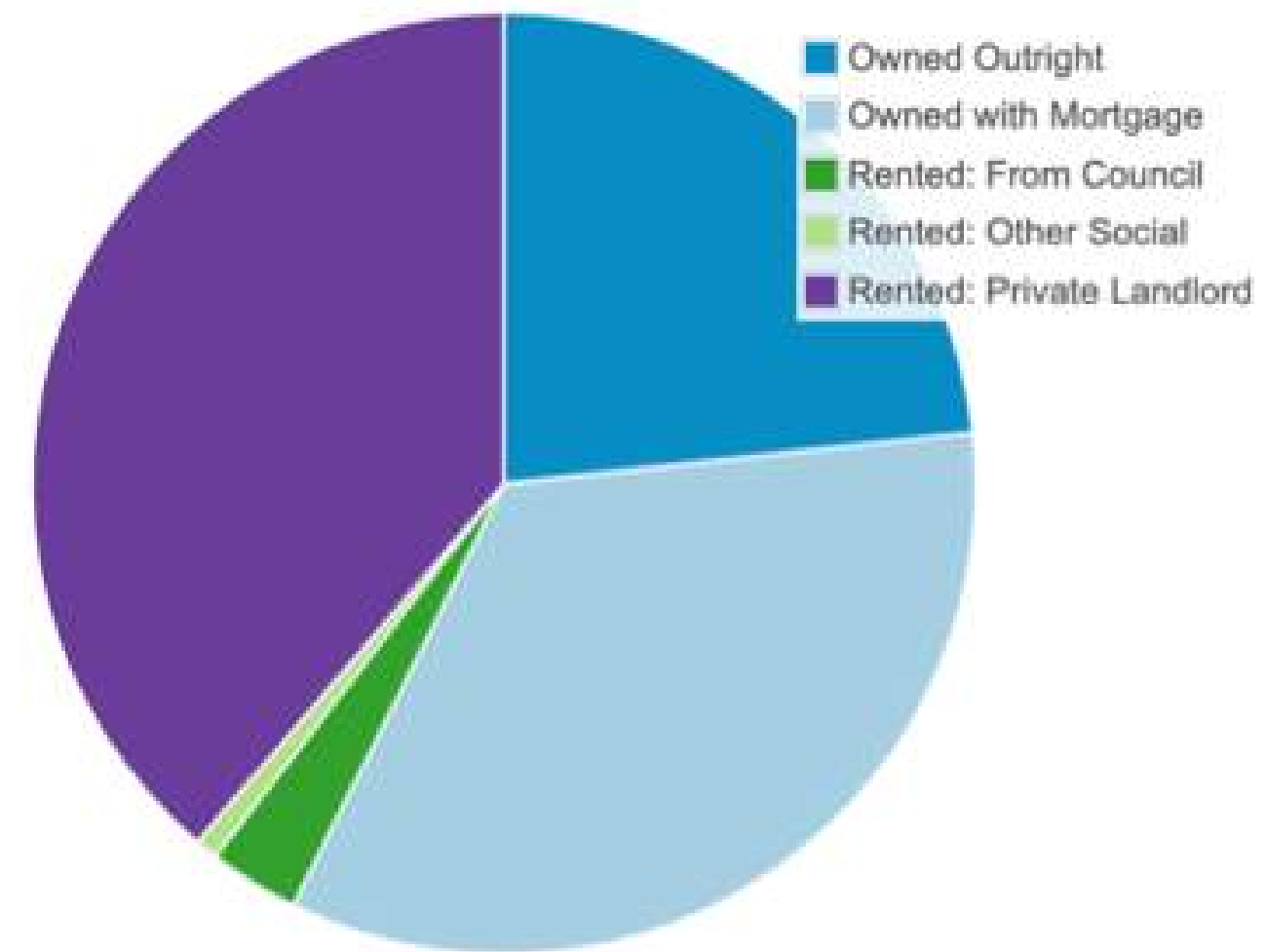
Floor plan



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

Housing Tenure

Owned Outright	30
Owned with Mortgage	44
Shared Ownership	0
Rented: From Council	4
Rented: Other Social <i>inc. charities and housing associations</i>	1
Rented: Private Landlord <i>inc. letting agents</i>	50
Rent Free	0
Total	129



Pictures







Sold House Prices

2 beds 1 reception

FREEHOLD

MID TERRACE HOUSE

£56,000

Estimated price

£78,000 - £95,000

2 bed, terraced

£88,000

18 Nov 2022

Freehold

£45,000

21 Dec 2016

Freehold



1 bath 2 beds 1 reception

FREEHOLD

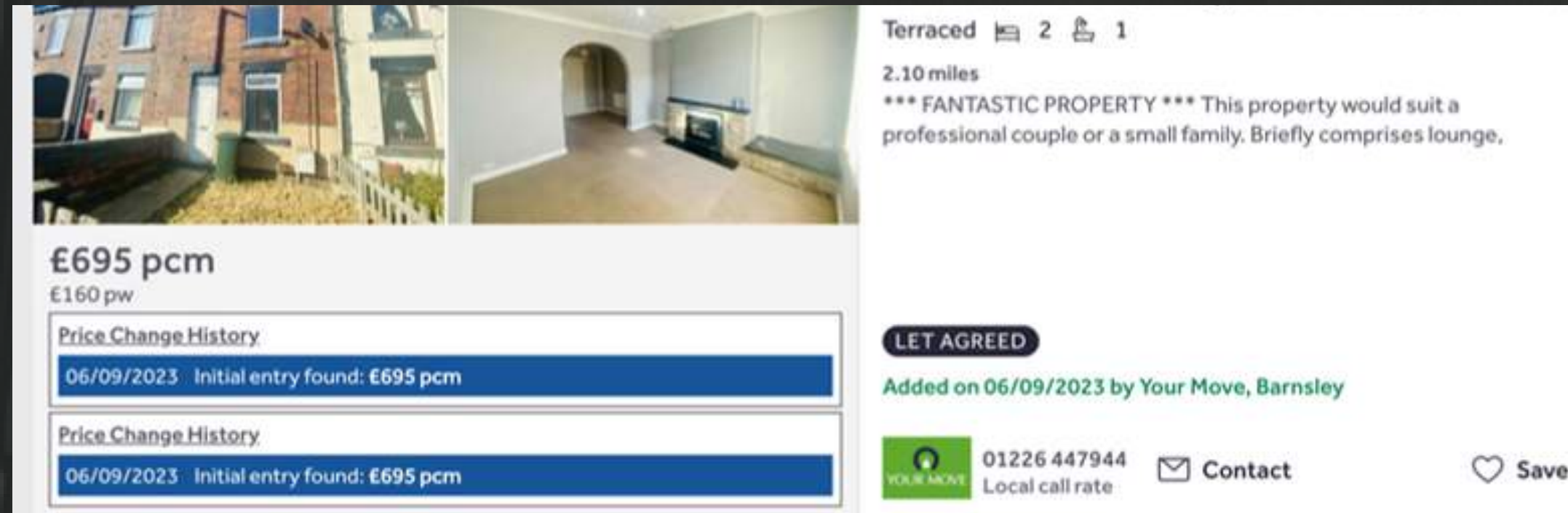
MID TERRACE HOUSE

£76,000

Estimated price

£75,000 - £91,000

Rental Prices






Terraced 2 1
2.10 miles
*** FANTASTIC PROPERTY *** This property would suit a professional couple or a small family. Briefly comprises lounge.

£695 pcm
£160 pw

Price Change History
06/09/2023 Initial entry found: £695 pcm

Price Change History
06/09/2023 Initial entry found: £695 pcm

LET AGREED
Added on 06/09/2023 by Your Move, Barnsley

 01226 447944
Local call rate  **Contact**  **Save**



£650.00
per month
£150.00
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1815274



£675.00
per month
£155.77
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1668053

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

