



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
3 BED SEMI-DETACHED HOUSE
SCUNTHORPE

Details

Building typ..... 3 bed semi-detached house

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Cental

Reason of Sale..... Tired owner

Occupier..... Empty

Refurbishment..... General

Numbers

| | |
|------------------------------------|-----------------|
| Purchase Price | £119 500 |
| Refurbishment | £26 000 |
| Done Up Value (DUV) | £185000 |
| Rent | £875 |
| Sourcing Fee | £4 000 |
| Project Management Fee | £4 000 |
| ROE | 21.26 % |
| YELD | 8.8 % |
| TOTAL INVESTMENT COST (BTL) | ~70 000£ |

Refurb

- **Painting**
- **Plastering**
- **Bathroom**
- **Kitchen**
- **New doors**
- **Decorating**
- **Certificates**
- **Electric Installation**

3 BED SEMI DETACHED HOUSE PP £119 500

Scunthorpe

Scunthorpe is an industrial town and unparished area in the unitary authority of North Lincolnshire in Lincolnshire, England of which it is the main administrative centre.

Scunthorpe had an estimated total population of 82,334 in 2016. A predominantly industrial town, the town is the United Kingdom's largest steel processing centre and is also known as the "Industrial Garden Town"

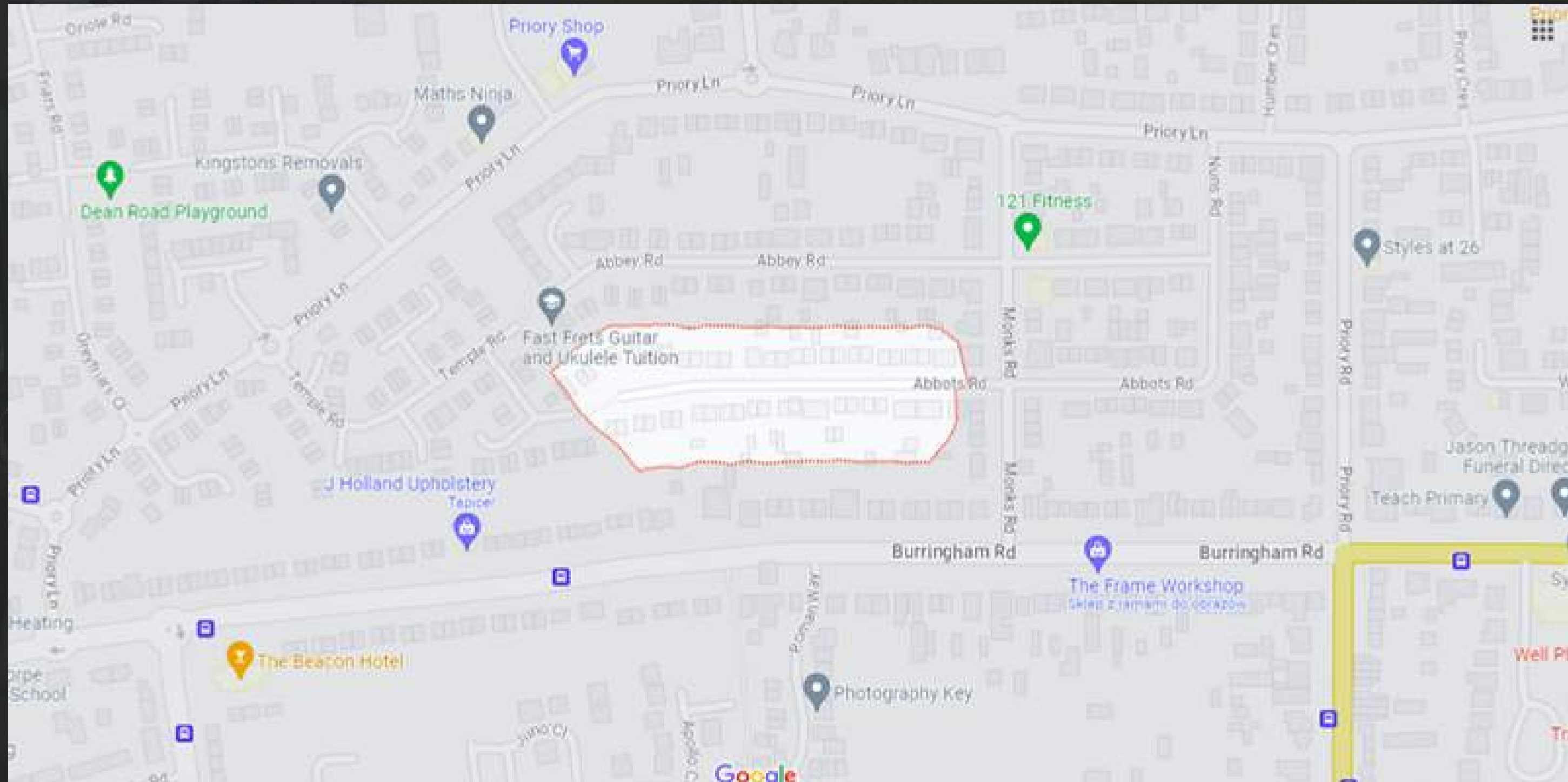
The town is situated at the terminus of the M181, 25 miles (40 km) north of Lincoln. 42 miles (68 km) from Sheffield. Nearby towns and cities are Hull (18 miles northeast), Doncaster (20 miles west), Grimsby (22 miles east) and York (46 miles northwest).



Location



Location



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Hairdressers and it's only 0.1 miles away from Abbots Road.

| | |
|-------------------|--------------------|
| Hairdressers | Walking Time |
| 0.1 MILES | 2 MINUTES |
| Dean Road | Walking Time |
| 0.11 MILES | 2.2 MINUTES |
| Devonshire Road | Walking Time |
| 0.11 MILES | 2.2 MINUTES |
| Monks Road | Walking Time |
| 0.12 MILES | 2.4 MINUTES |
| Priory Lane | Walking Time |
| 0.13 MILES | 2.7 MINUTES |

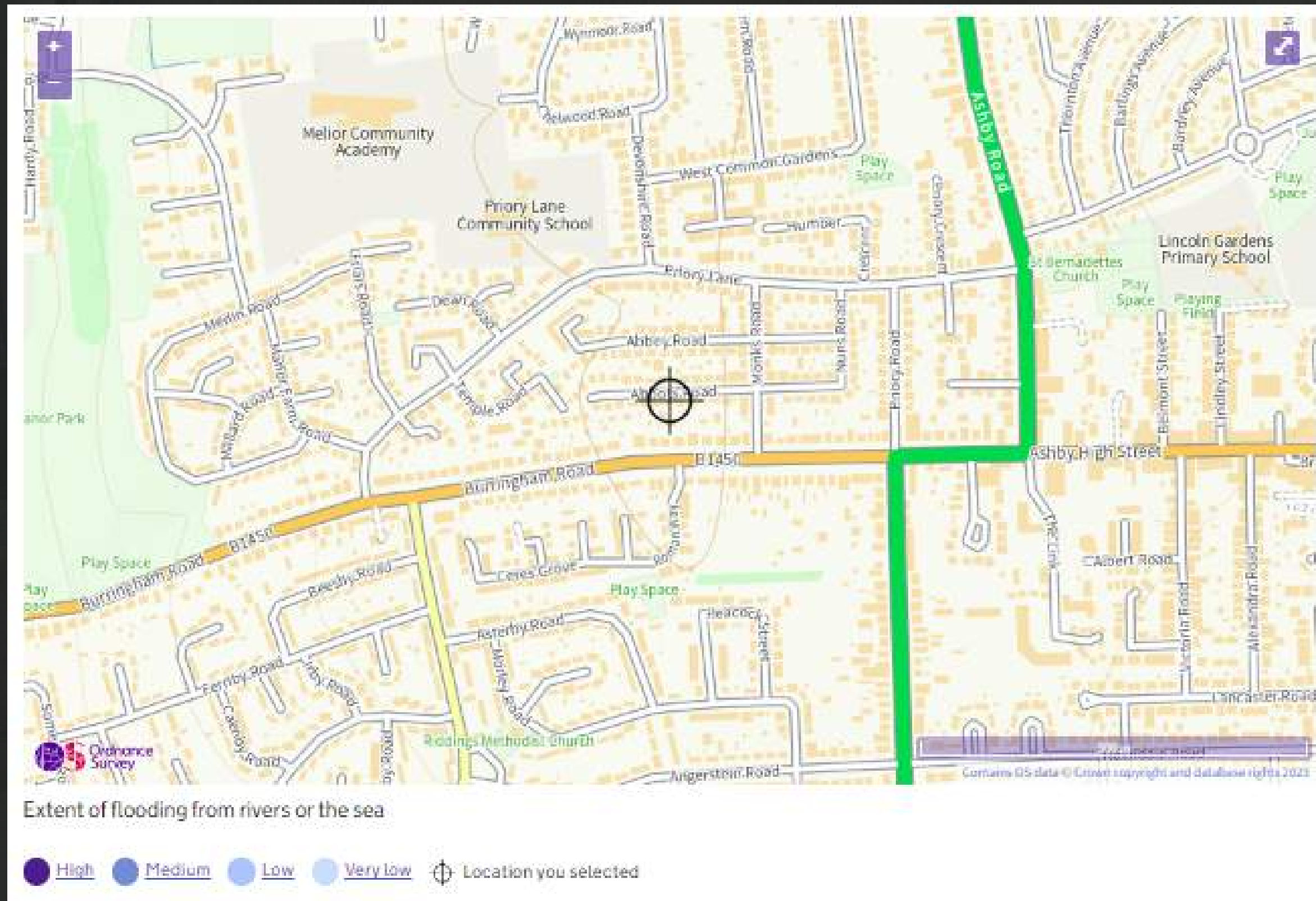
NEARBY TRAIN STATIONS

Today

The closest train station is Scunthorpe Rail Station and it's only 1.33 miles away from Abbots Road.

| | |
|-----------------------------|----------------------|
| Scunthorpe Rail Station | Walking Time |
| 1.33 MILES | 26.7 MINUTES |
| Althorpe Rail Station | Walking Time |
| 3.23 MILES | 64.6 MINUTES |
| Kirton Lindsey Rail Station | Walking Time |
| 6.35 MILES | 126.9 MINUTES |
| Crowle Rail Station | Walking Time |
| 6.62 MILES | 132.3 MINUTES |
| Brigg Rail Station | Walking Time |
| 7.28 MILES | 145.7 MINUTES |

Flood Map



Schools

NEAREST SCHOOLS



- | | | |
|---|--|-----------|
|  | Priory Lane Community School State School Ofsted: Requires improvement | 0.2 miles |
|  | Melior Community Academy State School Ofsted: Good | 0.3 miles |
|  | Lincoln Gardens Primary School State School Ofsted: Good | 0.5 miles |
|  | John Leggott Sixth Form College State School Ofsted: Good | 0.5 miles |

Floor plan



Floor 0



Floor 1

Approximate total area⁽¹⁾

78.23 m²

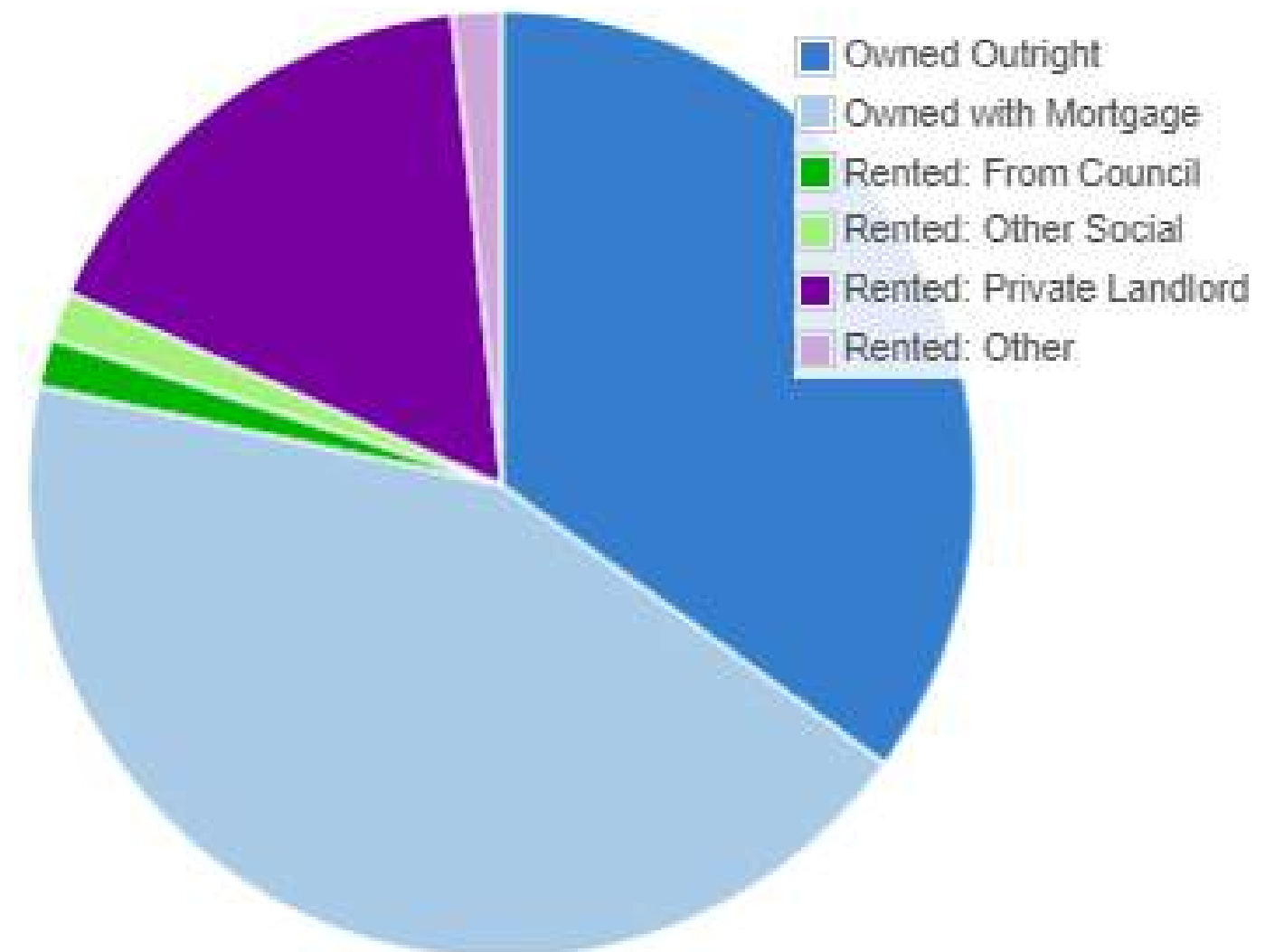
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

QIRAFFE 360

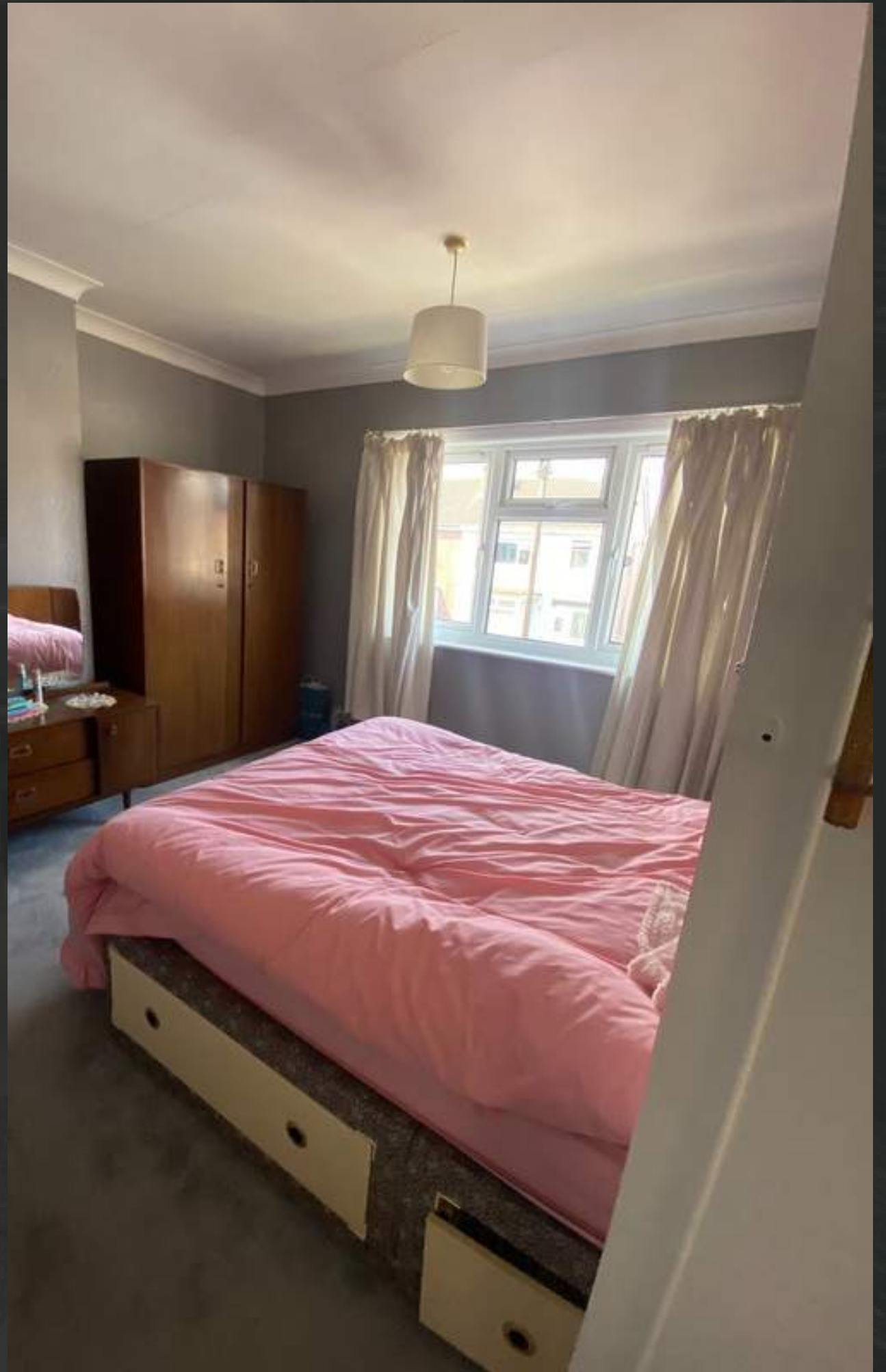
Housing Tenure

| | |
|--|------------|
| Owned Outright | 42 |
| Owned with Mortgage | 52 |
| Shared Ownership | 0 |
| Rented: From Council | 2 |
| Rented: Other Social <i>inc. charities and housing associations</i> | 2 |
| Rented: Private Landlord <i>inc. letting agents</i> | 20 |
| Rented: Other | 2 |
| Rent Free | 0 |
| Total | 120 |



Pictures









Sold House Prices

3 bed, semi-detached

£180,000

25 Nov 2022

Freehold






22 



£105,000

11 Nov 2020

Freehold

 2 baths  3 beds  2 receptions

FREEHOLD

SEMI-DETACHED HOUSE

Estimated price

£158,000 - £175,000

3 bed, semi-detached

£210,000

14 Apr 2023

Freehold



20 

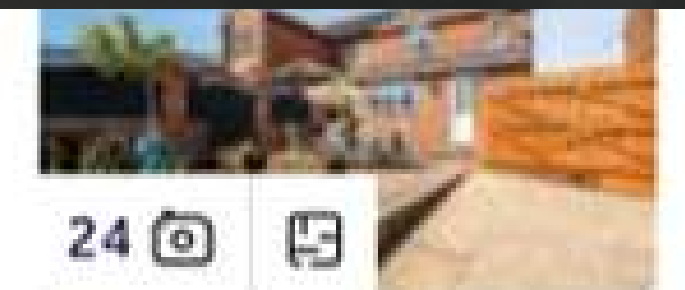


3 bed, semi-detached

£203,000

25 Nov 2022

Freehold



24 



No other historical records

Rental Prices



3 Bed Semi-Detached House, Wynmoor Road, DN17

☆ Favourite

£975.00

per month

£225.00

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1788587

Meet the landlord



£850 pcm

£196 pw

Price Change History

11/05/2023 Initial entry found: £850 pcm

West Common Lane, Scunthorpe

Semi-Detached 3 1

0.43 miles

The property benefits from a NEW BOILER (2022) and briefly comprises of 3 bedrooms and a bathroom to the first floor, whilst

LET AGREED

Added on 04/05/2023 by Starkey & Brown, Scunthorpe

STARKEY BROWN 01724 706767
Local call rate

Contact

☆ Favourite

£850.00

per month

£196.15

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1720695

Meet the landlord



3 Bed Semi-Detached House, Ashby Road, DN16

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

