



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 TERRACED HOUSE
BARNESLEY

Details

Building typ.....2 bed terraced house

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Cental

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

Occupier..... Empty

Refurbishment.....Refreshing

Numbers

Purchase Price	£74 000
Refurbishment	£25 000
Done Up Value (DUV)	£114 000
Rent	£720
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	20.70 %
YELD	11.68 %
TOTAL INVESTMENT COST (BTL)	~57 000£

Refurb

- **New Boiler**
- **New Fuse Box**
- **Plastering**
- **Painting**
- **New flooring**
- **New Kitchen**
- **New Bathroom**
- **Decorating**
- **Certificates**

2 BED TERRACED HOUSE

PP £74 000

BARNSLEY

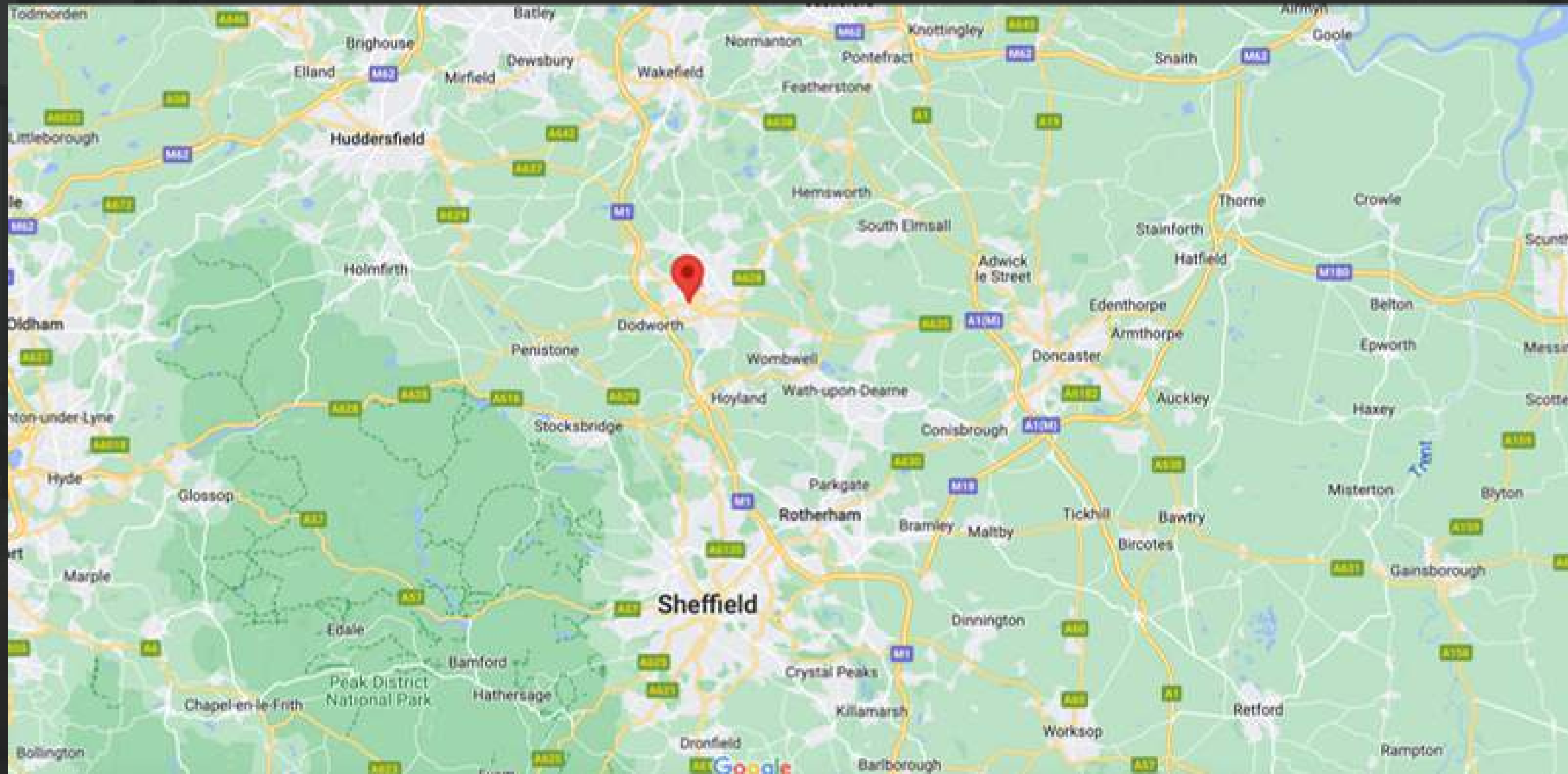
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative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

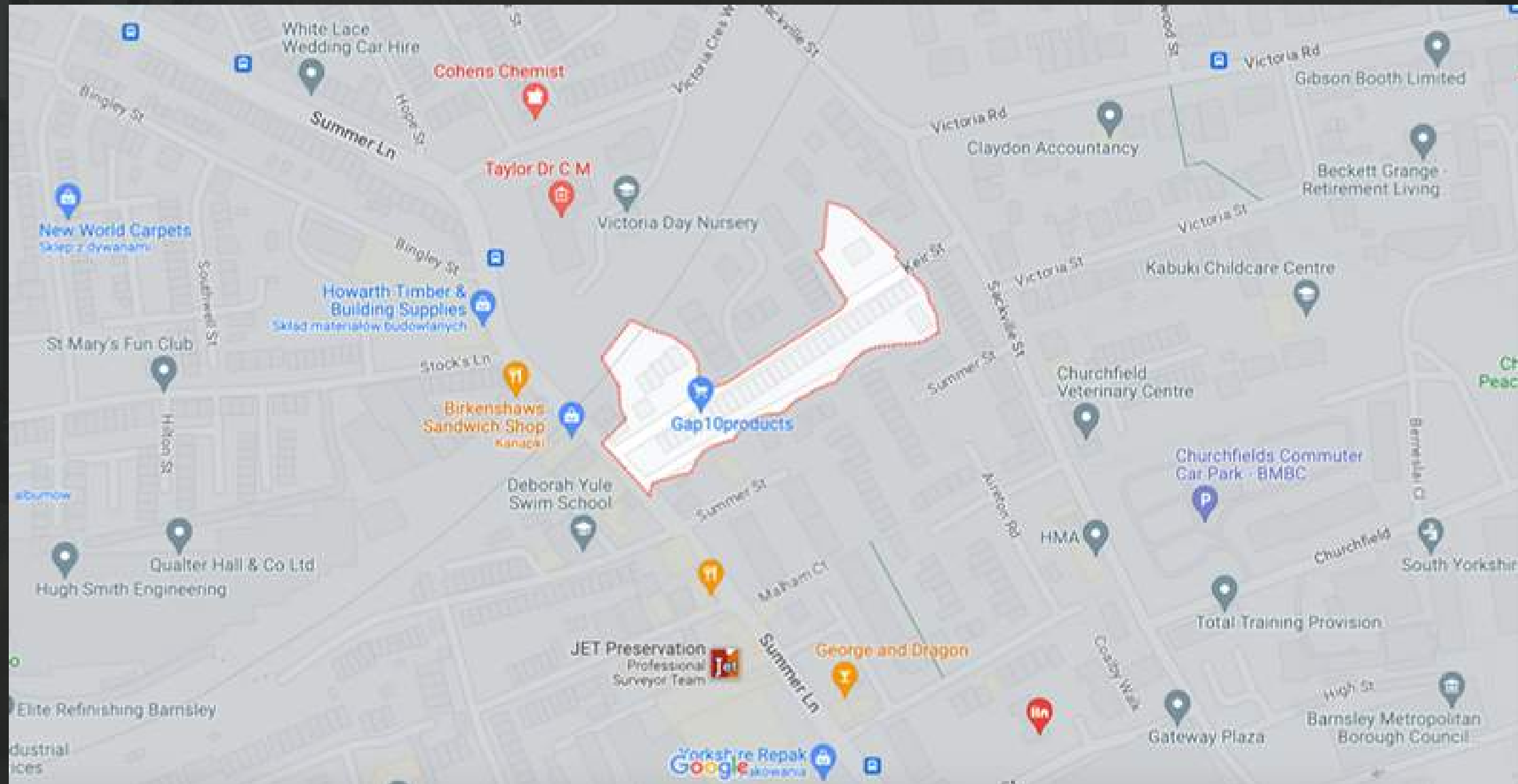
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

NEARBY TRAIN STATIONS

Today

The closest train station is Barnsley Rail Station and it's only 0.53 miles away from Keir Street.

Barnsley Rail Station	Walking Time
0.53 MILES	10.5 MINUTES
Dodworth Rail Station	Walking Time
1.86 MILES	37.2 MINUTES
Darton Rail Station	Walking Time
2.77 MILES	55.3 MINUTES
Silkstone Common Rail Station	Walking Time
3.33 MILES	66.5 MINUTES
Wombwell Rail Station	Walking Time
4.03 MILES	80.6 MINUTES

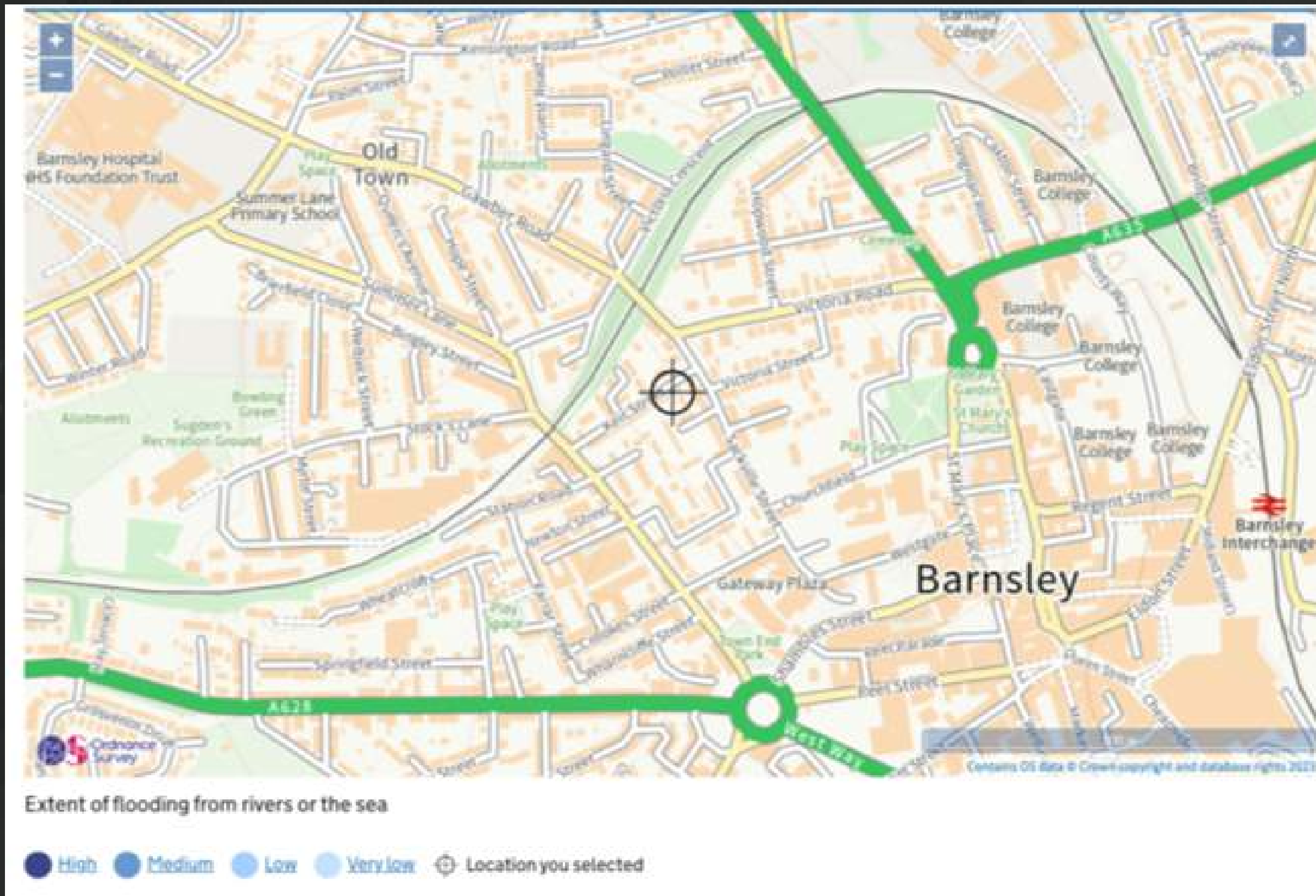
NEARBY BUS STOPS

Today

The closest bus stop is Summer Lane/Newton Street and it's only 0.07 miles away from Keir Street.

Summer Lane/Newton Street	Walking Time
0.07 MILES	1.3 MINUTES
Summer Lane/Bingley Street	Walking Time
0.09 MILES	1.8 MINUTES
Summer Lane/Victoria Crescent West	Walking Time
0.09 MILES	1.8 MINUTES
Summer Lane/Prospect Street	Walking Time
0.12 MILES	2.4 MINUTES
Gawber Road/Victoria Crescent	Walking Time
0.12 MILES	2.5 MINUTES

Flood Map



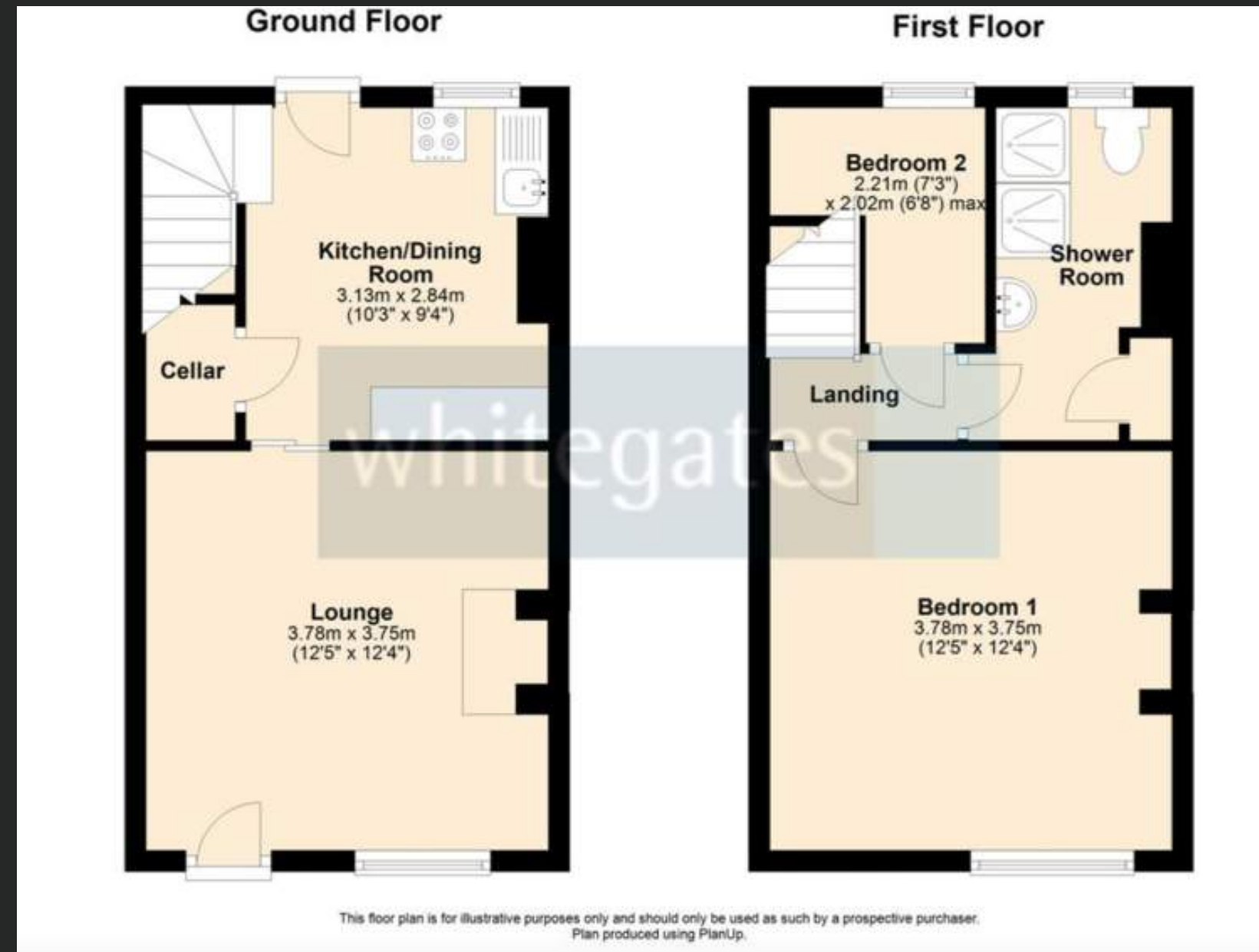
Schools

 St Mary's Church of England Primary School, Barnsley | (0.3mi.) Outstanding

 Summer Lane Primary | (0.3mi.) Good

 Barnsley College | (0.4mi.) Outstanding

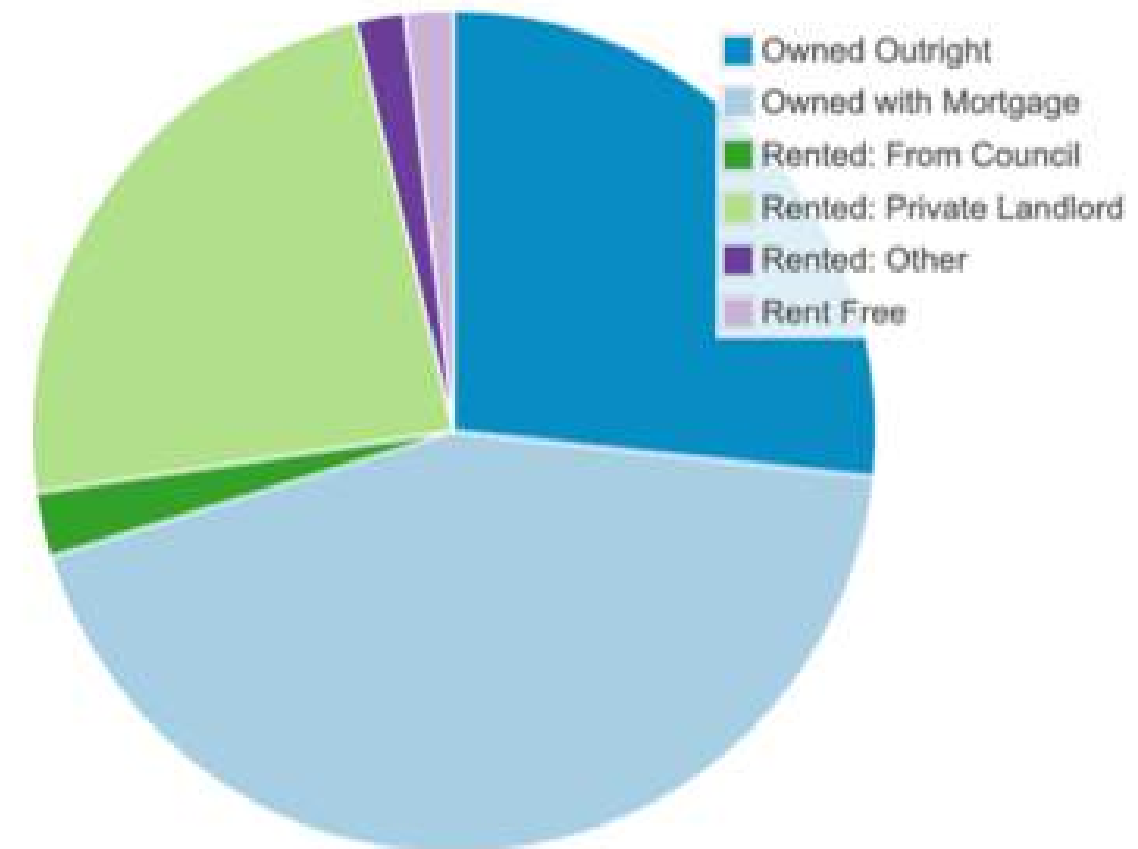
Floor plan



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Housing Tenure

Owned Outright	43
Owned with Mortgage	70
Shared Ownership	0
Rented: From Council	4
Rented: Other Social <i>inc. charities and housing associations</i>	0
Rented: Private Landlord <i>inc. letting agents</i>	38
Rented: Other	3
Rent Free	3
Total	161





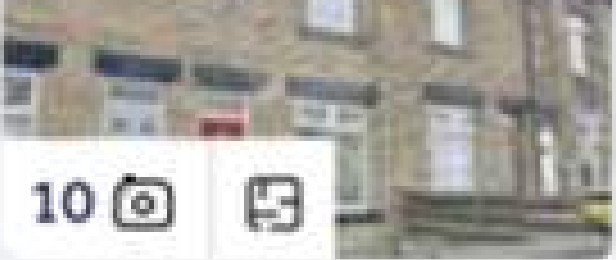
Pictures










Sold House Prices

2 bed, terraced				 	
£137,000	25 Nov 2022	Freehold			
£105,000	20 Aug 2018	Freehold			

-

Estimated price
£83,000 - £124,000


 1 bath  2 beds  1 reception

FREEHOLD **MID TERRACE HOUSE**

£71,000

Estimated price
£101,000 - £112,000

Rental Prices



Terraced 🏠 2 🛏 1
0.44 miles
Presenting to the market these two bedroomed terrace properties situated in Barnsley. Boasting from a close proximity to amenities

LET AGREED
Added on 24/07/2023 by Hunters, Barnsley

£700 pcm ↔ 📅
£162 pw




Let Agreed

£725.00
per month
£167.31
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1807708



Terraced 🏠 2 🛏 1
0.51 miles
AVAILABLE WITH ZERO DEPOSIT Located near to the M1 motorway for commuters yet located in a well established residential location

Added on 31/08/2023 by Bridgfords Lettings, Wakefield

£700 pcm ↔ 📅
£162 pw

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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