



# 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  
2 BED TERRACED HOUSE  
HORBURY- WAKEFIELD

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# ***Details***

**Building typ.....2 bed terraced house**  
**Construction Type..... Standard**  
**Tenure..... Freehold**  
**Heating Type..... Gas Cental**  
**Reason of Sale.....Family sale**  
**Occupier..... Empty**  
**Refurbishment.....Major**

# *Numbers*

<b>Purchase Price</b>	<b>£118 000</b>
<b>Refurbishment</b>	<b>£20 000</b>
<b>Done Up Value (DUV)</b>	<b>£178 000</b>
<b>Rent</b>	<b>£850</b>
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>
<b>ROE</b>	<b>22.05 %</b>
<b>YELD</b>	<b>8.64 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~64 500£</b>

# ***Refurb***

- **New Fuse Box**
- **Plastering**
- **Painting**
- **Flooring**
- **New Kitchen**
- **New Bathroom**
- **Garden**
- **Decorating**
- **Certificates**

# 2 BED TERRACED HOUSE

PP £118 000

## WAKEFIELD

Wakefield is a cathedral city in West Yorkshire, England located on the River Calder. The city had a population of 109,766 in the 2021. The city is the administrative centre of the wider City of Wakefield metropolitan district, which had a 2021 population of 353,368, the 23rd most populous district in England. It is part of the West Yorkshire Built-up Area and the Yorkshire and The Humber region.

The closest cities are Leeds (11,5 miles), Bradford (18 miles), Huddersfield (14 miles), Sheffield (25 miles), Barnsley (12,5 miles), Doncaster (20 miles).

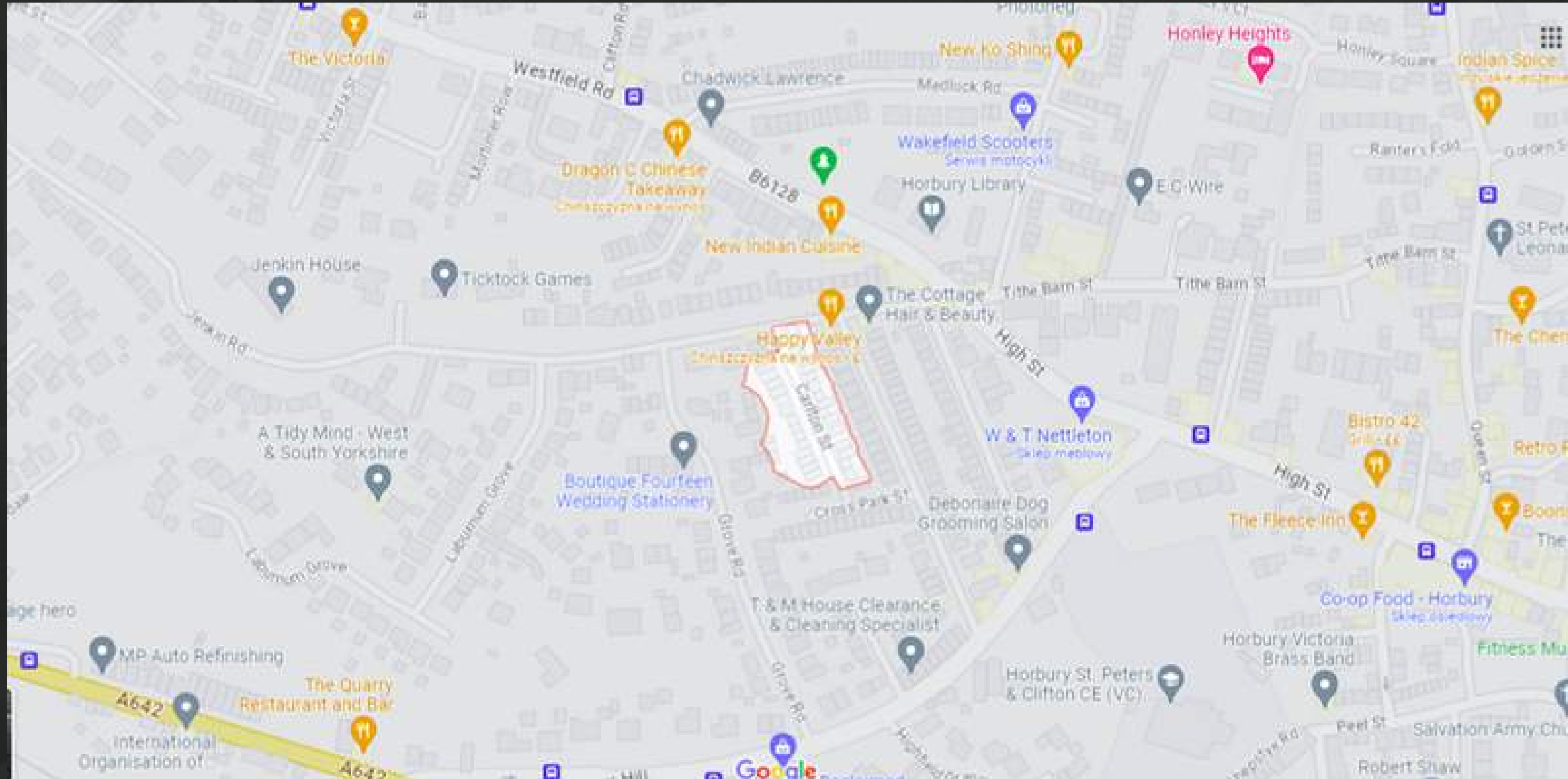




# Location



# Location



# Bus / Train

## NEARBY BUS STOPS

Today

The closest bus stop is High Street Highfield Rd and it's only 0.09 miles away from Carlton Street.

High Street Highfield Rd

0.09 MILES



Walking Time

1.9 MINUTES

Highfield Rd High Street

0.09 MILES



Walking Time

1.9 MINUTES

Westfield Rd Clifton Road

0.1 MILES



Walking Time

1.9 MINUTES

Highfield Rd Bank Street

0.13 MILES



Walking Time

2.5 MINUTES

Quarry Hill Southfield Lane

0.13 MILES



Walking Time

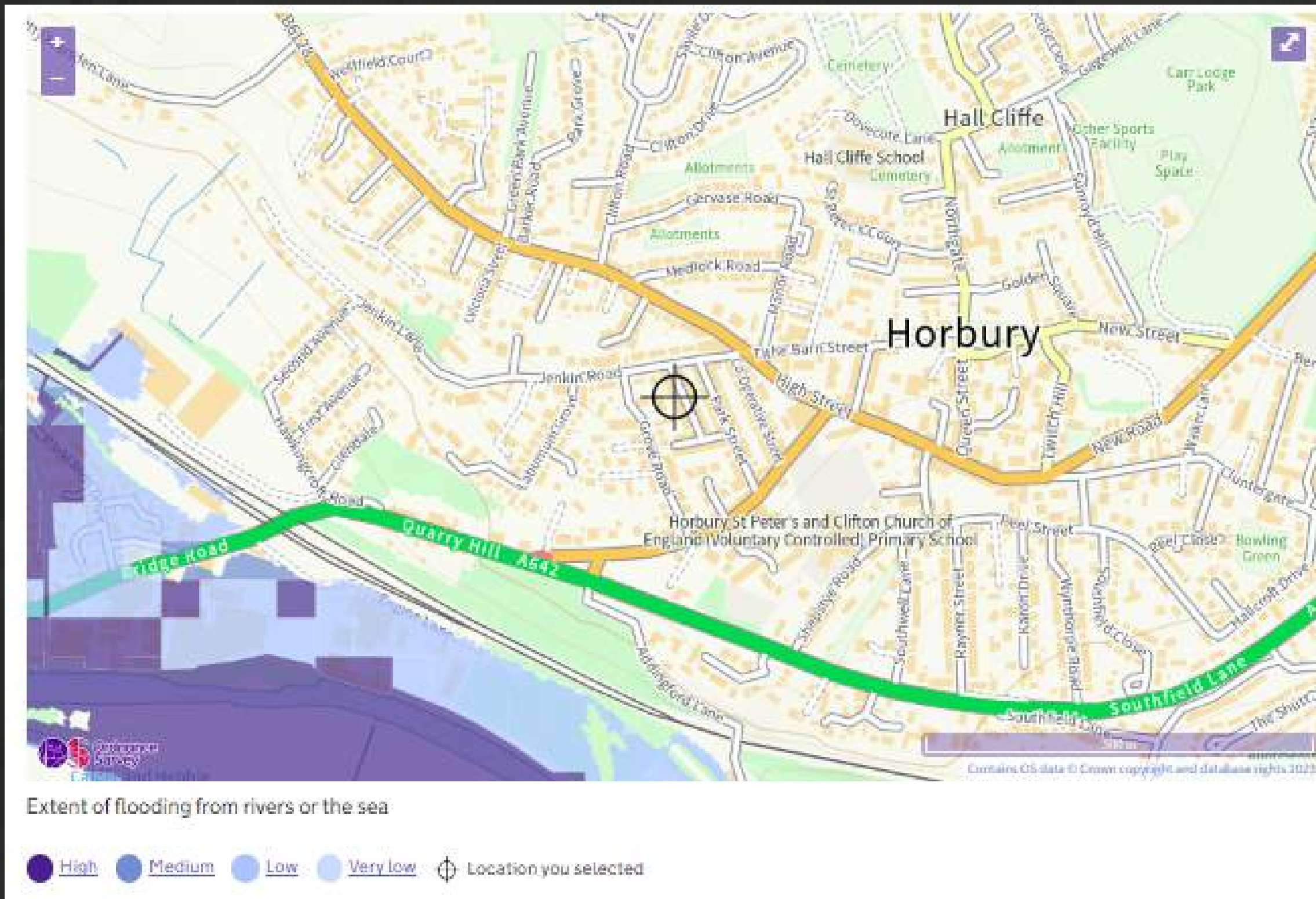
2.6 MINUTES

## Nearest Railway Stations

Listed here are the 20 closest railway stations to Carlton Street, Horbury, Wakefield, WF4 6AF. The nearest railway station is Wakefield Westgate, approximately 2.7 miles away.

Name	Approximate Distance*
<a href="#">Wakefield Westgate</a>	2.7 miles
<a href="#">Wakefield Kirkgate</a>	3.2 miles
<a href="#">Sandal &amp; Agbrigg</a>	3.2 miles
<a href="#">Dewsbury</a>	3.7 miles
<a href="#">Ravensthorpe</a>	4 miles
<a href="#">Batley</a>	4.2 miles

# Flood Map



# Schools

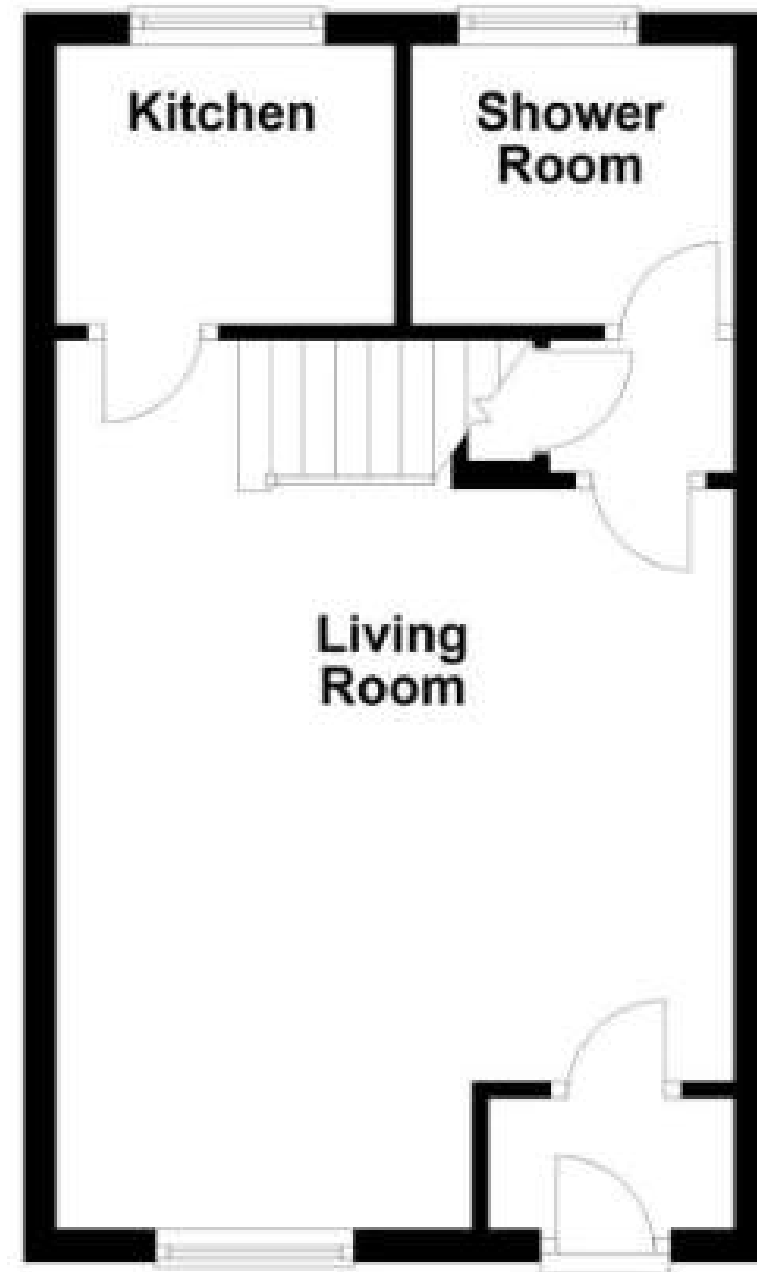
## NEAREST SCHOOLS



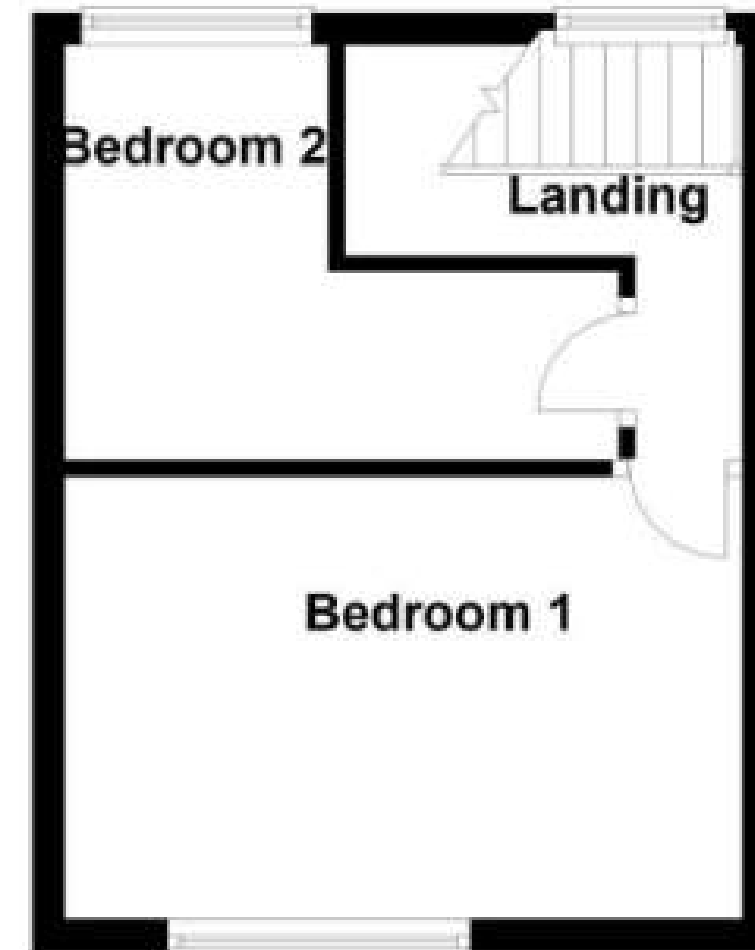
-  **Horbury St Peter's and Clifton CofE (VC) Primary Sch...** 0.2 miles  
State School | Ofsted: Good
-  **Hall Cliffe School** 0.4 miles  
Independent School | Ofsted: Requires improvement
-  **Horbury Academy** 0.6 miles  
State School | Ofsted: Good
-  **Horbury Primary Academy** 0.6 miles  
State School | Ofsted: Good

# *Floor plan*

Ground Floor



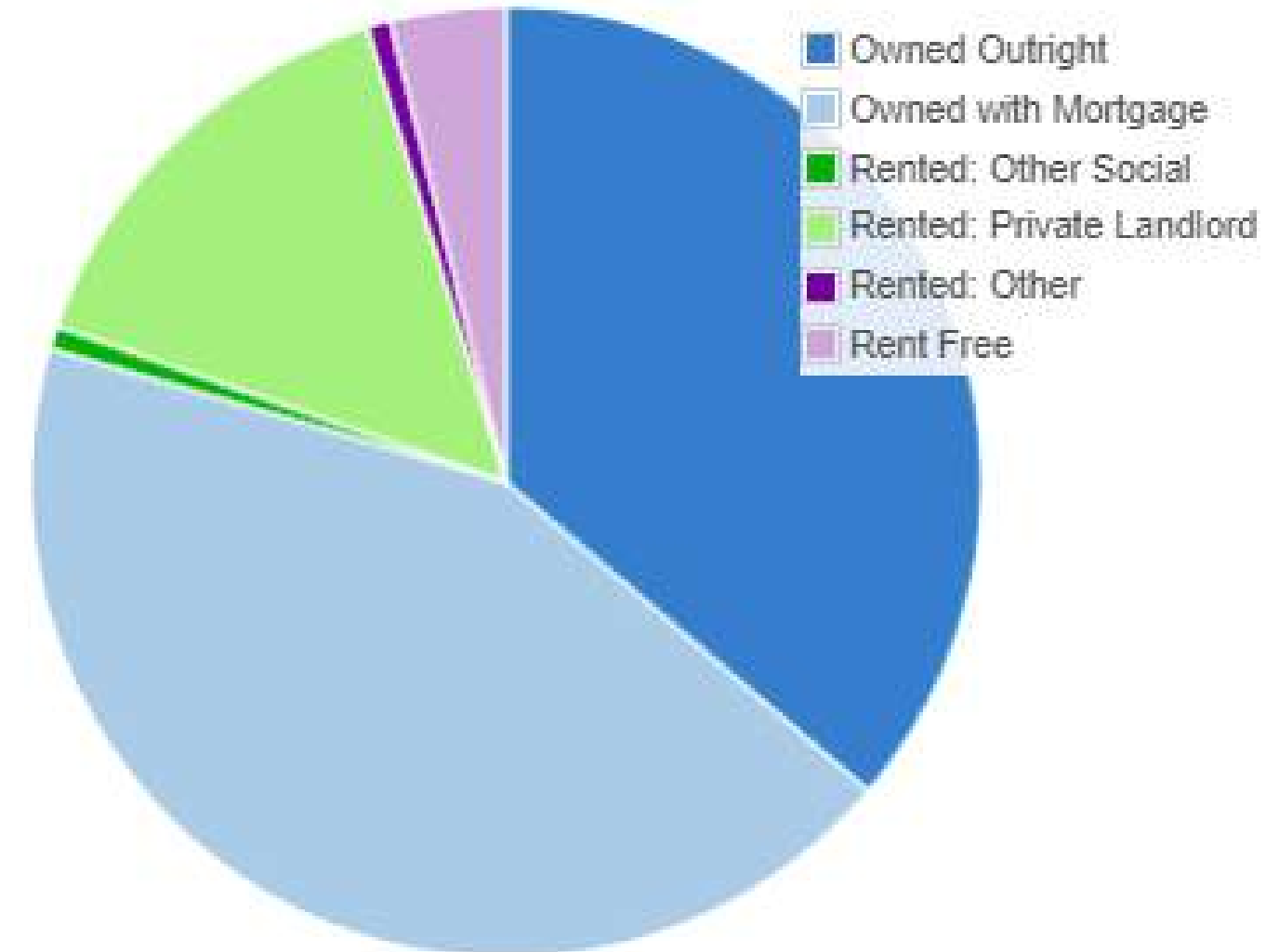
First Floor



# HOUSING

## Housing Tenure

Owned Outright	46
Owned with Mortgage	55
Shared Ownership	0
Rented: From Council	0
Rented: Other Social <i>inc. charities and housing associations</i>	1
Rented: Private Landlord <i>inc. letting agents</i>	19
Rented: Other	1
Rent Free	5
<b>Total</b>	<b>127</b>



# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		











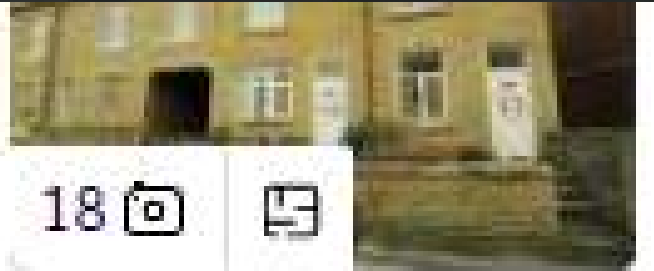
# Sold House Prices

2 bed, terraced

£180,000

1 Jul 2022

Freehold



18  

£140,000

14 Jul 2021

Freehold

£105,000

26 Aug 2016

Freehold

+ 1 extra record

 1 bath  2 beds  1 reception

FREEHOLD

MID TERRACE HOUSE

£60,000

Estimated price

£148,000 - £181,000

 1 bath  2 beds  1 reception

FREEHOLD

TERRACE PROPERTY

£67,000

Estimated price

£129,000 - £193,000

# Rental Prices



£850 pcm ↔ 📅

0.34 miles

Unfurnished A delightful refurbished two bedroom semi-detached house situated in the popular location of Horbury approximately a 10

LET AGREED



£845 pcm ↔ 📅

0.30 miles

Unfurnished A stunning renovation of this deceptively spacious two bedroom end of terrace property situated within walking distance of

LET AGREED



£850 pcm ↔ 📅

Terraced 🏠 2 🛏 1

0.13 miles

Unfurnished Newly decorated throughout and with new flooring in the majority of rooms is this deceptively

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

## About property

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## About process

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