



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 TERRACED HOUSE
BARNESLEY

Details

Building typ.....3 bed terraced house
Construction Type..... Standard
Tenure..... Freehold
Heating Type..... Gas Cental
Reason of Sale.....Tired owner
Occupier..... Empty
Refurbishment.....Minor

Numbers

Purchase Price	£103 000
Refurbishment	£13 000
Done Up Value (DUV)	£133 000
Rent	£875
Sourcing Fee	£4 000
Project Management Fee	£4 000
ROE	20.89 %
YELD	10.19 %
TOTAL INVESTMENT COST (BTL)	~53 000£

Refurb

- **Plastering**
- **Painting**
- **Flooring**
- **Decorating**
- **Certificates**

3 BED TERRACED HOUSE

PP £103 000

BARNSLEY

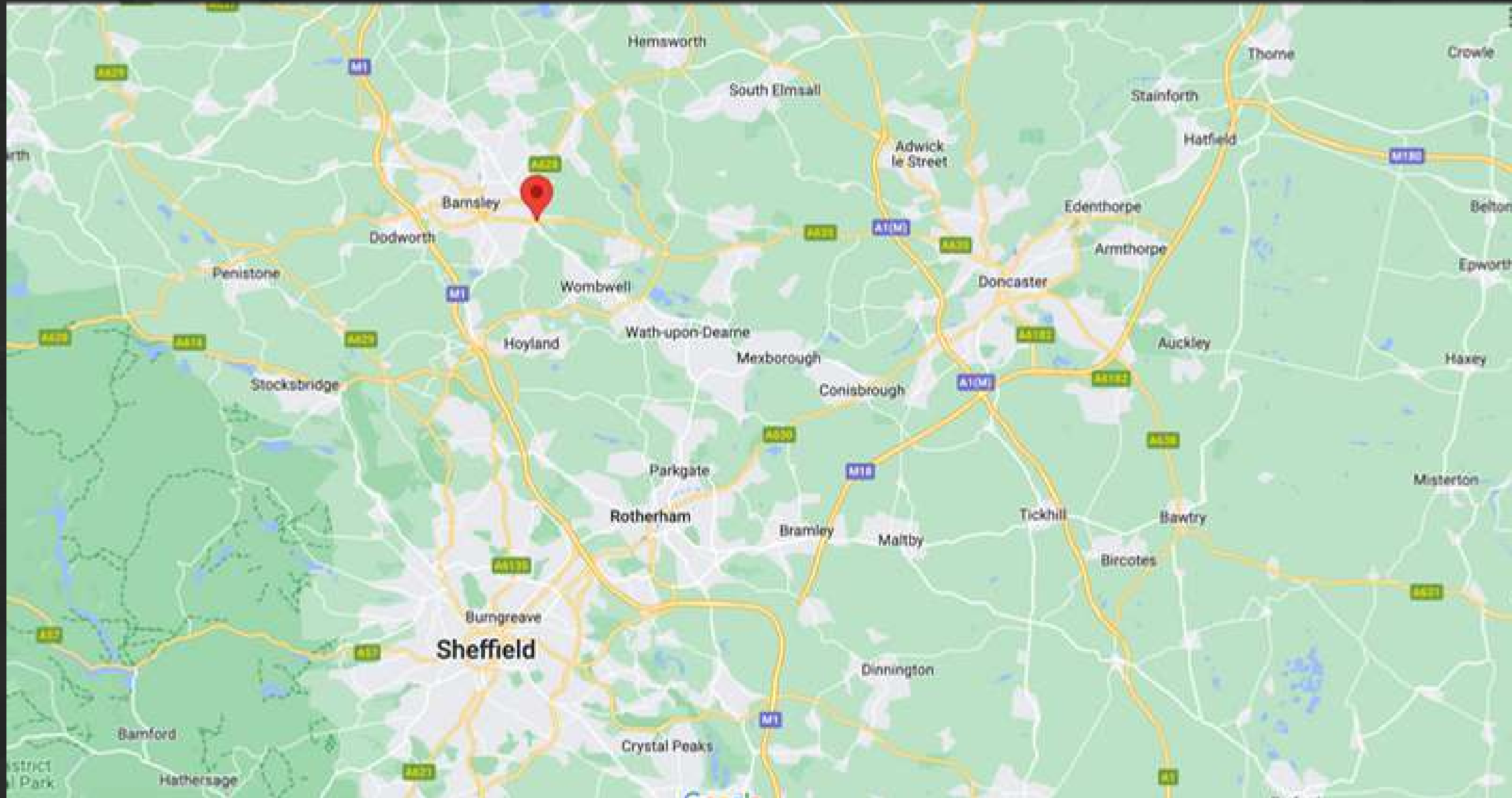
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative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

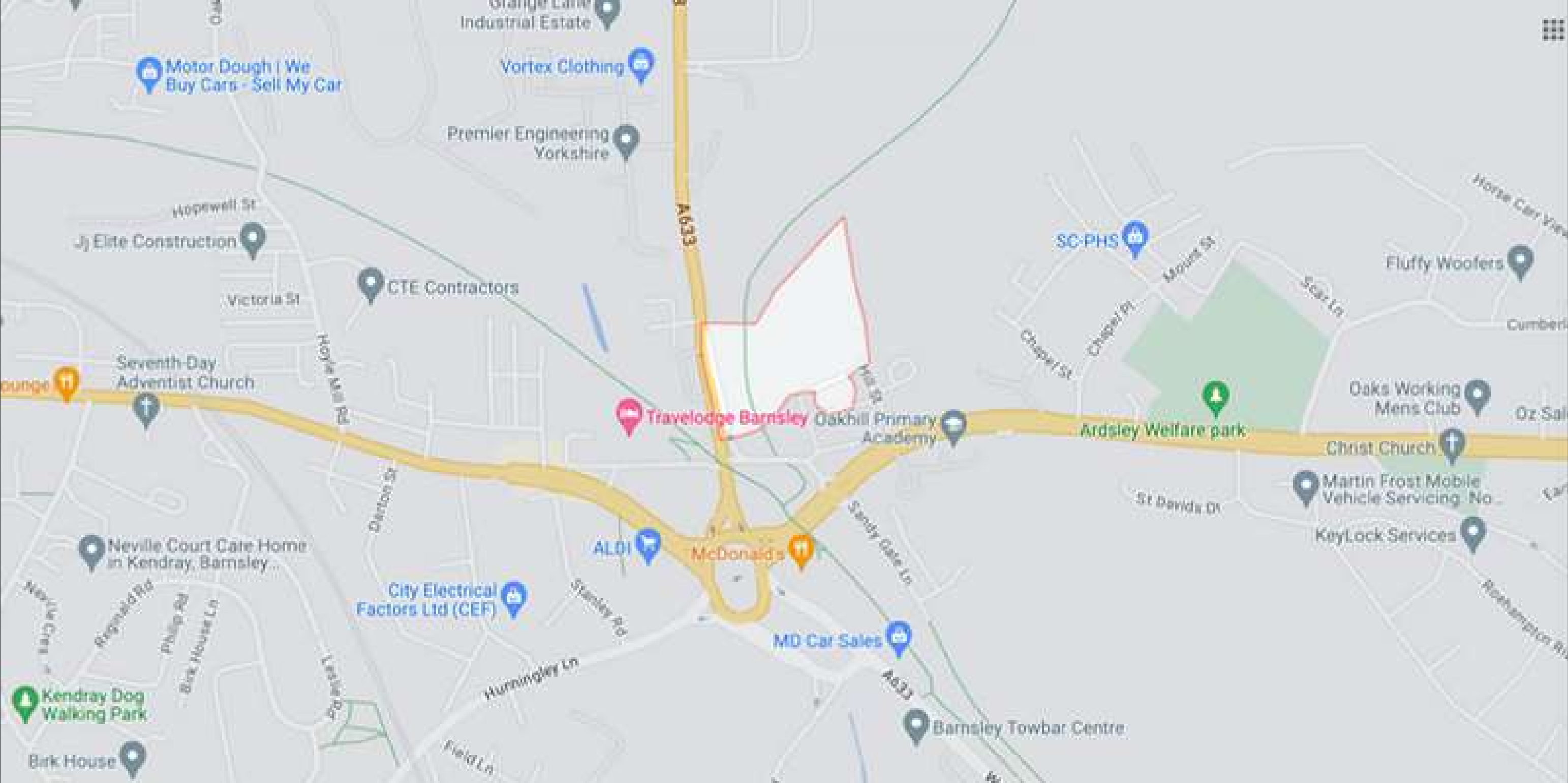
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

NEARBY TRAIN STATIONS

The closest train station is Barnsley Rail Station and it's only 1.71 miles away from New Street.

Barnsley Rail Station

Walking Time

1.71 MILES

34.2 MINUTES

Wombwell Rail Station

Walking Time

2.23 MILES

44.6 MINUTES

Elsocar Rail Station

Walking Time

3.32 MILES

66.5 MINUTES

Dodworth Rail Station

Walking Time

3.86 MILES

77.1 MINUTES

Darton Rail Station

Walking Time

4.73 MILES

94.7 MINUTES

NEARBY BUS STOPS

The closest bus stop is Doncaster Road/Hill Street and it's only 0.06 miles away from New Street.

Doncaster Road/Hill Street

Walking Time

0.06 MILES

1.2 MINUTES

Doncaster Road/Wombwell Lane

Walking Time

0.08 MILES

1.5 MINUTES

Wombwell Lane/Bleachcroft Way

Walking Time

0.16 MILES

3.3 MINUTES

Doncaster Road/St Pauls Parade

Walking Time

0.22 MILES

4.4 MINUTES

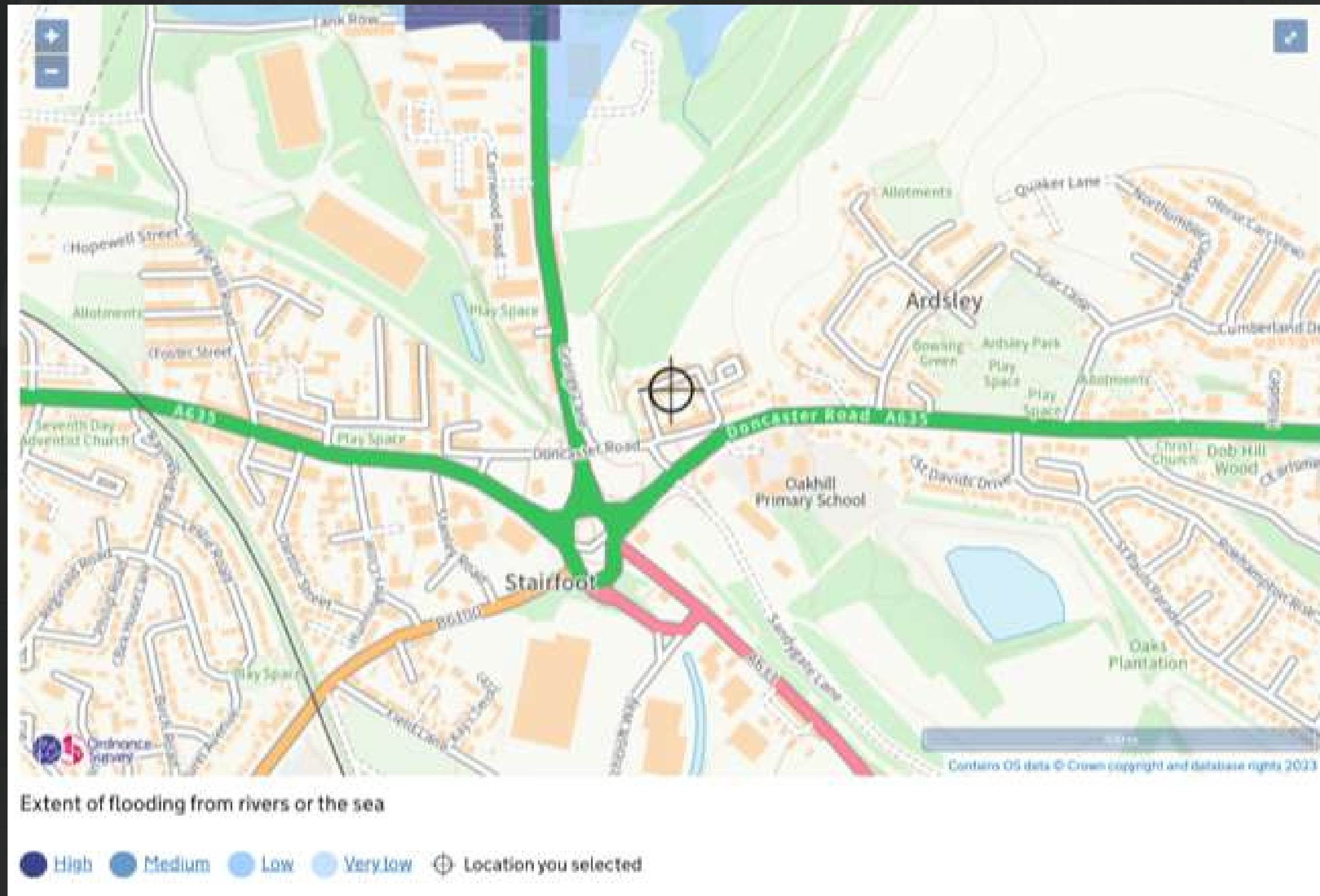
Doncaster Road/Gordon Street

Walking Time

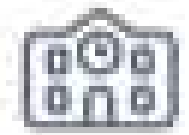
0.23 MILES

4.6 MINUTES

Flood Map



Schools



Oakhill Primary Academy | (0.1mi.) Good



Hunningley Primary Academy | (0.5mi.) Outstanding



The Forest Academy | (0.9mi.) Outstanding

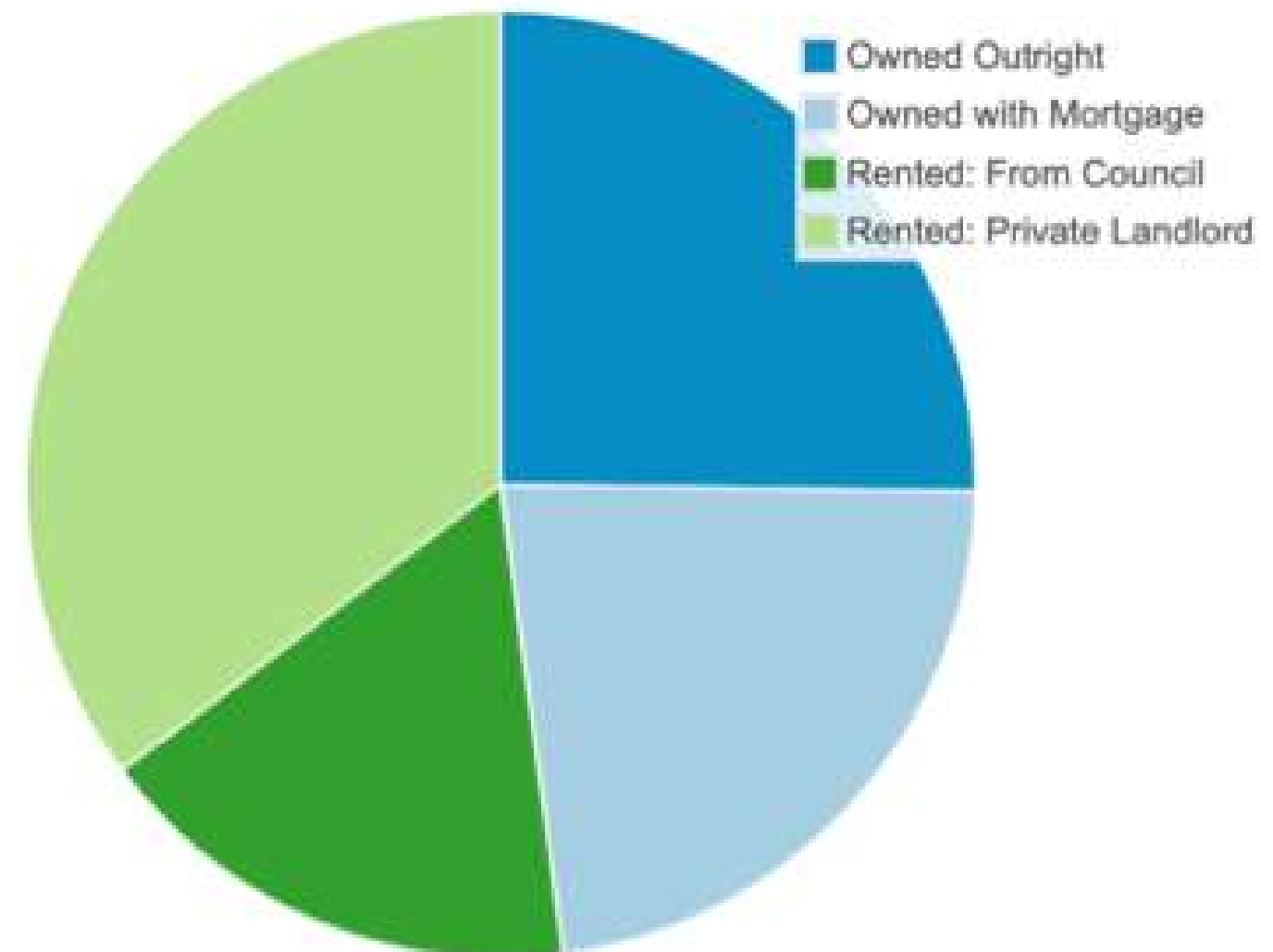
Floor plan



HOUSING

Housing Tenure

Owned Outright	30
Owned with Mortgage	27
Shared Ownership	0
Rented: From Council	20
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	42
Rent Free	0
Total	119



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Pictures







Sold House Prices

 1 bath  3 beds  1 reception

FREEHOLD

MID TERRACE HOUSE

£113,998

Estimated price

£120,000 - £133,000

3 bed, terraced

£140,000

9 Sep 2022

Freehold

£80,000

21 Mar 2014

Freehold



3 bed, terraced

£135,000

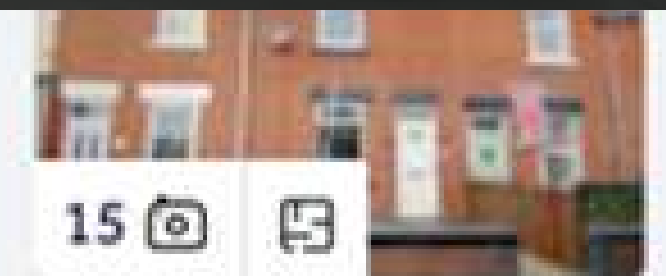
3 Aug 2023

Freehold

£85,000

27 May 2022

Freehold



Rental Prices



£1,000.00

per month

£230.77

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1735217



£850.00

per month

£196.15

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:



£750.00

per month

£173.08

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1655361

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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