



# 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  
BARNESLEY

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# ***Details***

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

# *Numbers*

<b>Purchase Price</b>	<b>£91 500</b>
<b>Refurbishment</b>	<b>£8 000</b>
<b>Done Up Value (DUV)</b>	<b>£127 000</b>
<b>Rent</b>	<b>£675</b>
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£3 000</b>
<b>ROE</b>	<b>24.54 %</b>
<b>YELD</b>	<b>8.85 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~43 500£</b>



# ***Refurb***

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- **New Fues Box**
- **Bathroom refreshing**
- **New carpets**
- **Decorating**
- **Certificates**



# 2 BED TERRACED HOUSE

PP £91 500

## 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.

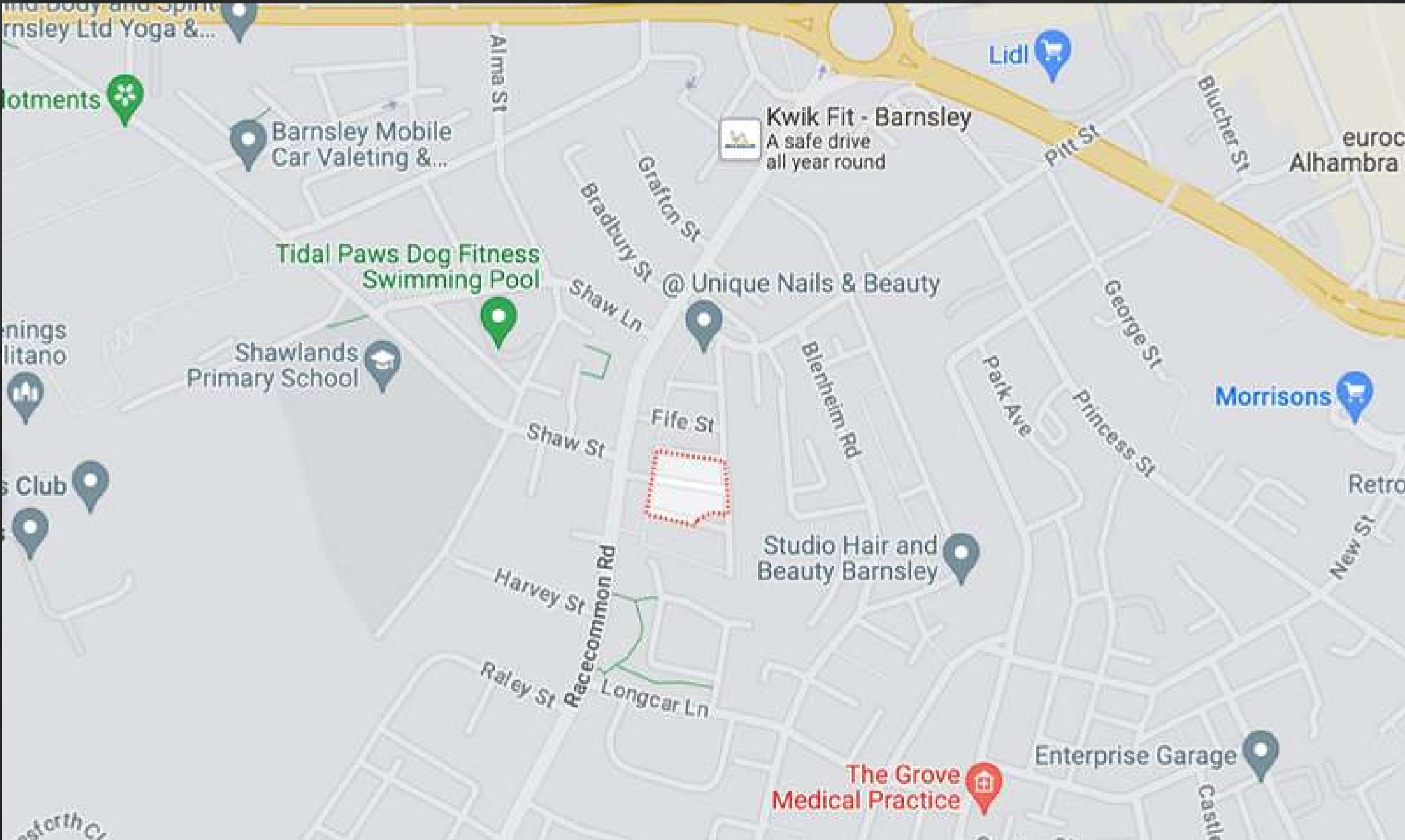




# Location



# Location



# Bus / Train

## NEARBY TRAIN STATIONS

Today

The closest train station is Barnsley Rail Station and it's only 0.63 miles away from Leopold Street.

Barnsley Rail Station      Walking Time  
**0.63 MILES**      **12.7 MINUTES**

Dodworth Rail Station      Walking Time  
**1.74 MILES**      **34.9 MINUTES**

Darton Rail Station      Walking Time  
**3.16 MILES**      **63.1 MINUTES**

Silkstone Common Rail Station      Walking Time  
**3.18 MILES**      **63.6 MINUTES**

Wombwell Rail Station      Walking Time  
**3.73 MILES**      **74.5 MINUTES**

## NEARBY BUS STOPS

Today

The closest bus stop is Racecommon Road/Havelock Street and it's only 0.04 miles away from Leopold Street.

Racecommon Road/Havelock Street      Walking Time  
**0.04 MILES**      **0.7 MINUTES**

Racecommon Road/Grafton Street      Walking Time  
**0.13 MILES**      **2.7 MINUTES**

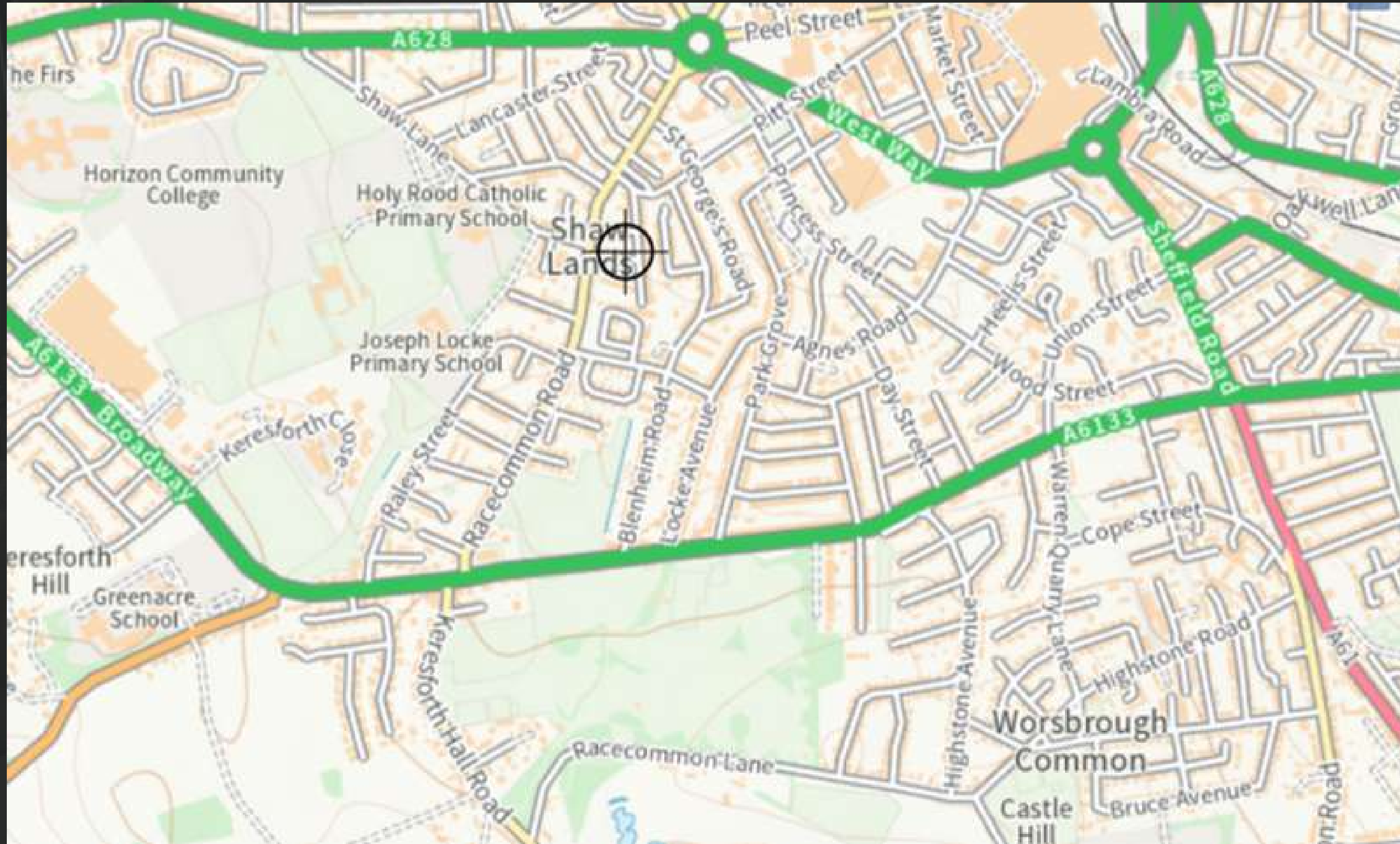
Racecommon Road/Raley Street      Walking Time  
**0.14 MILES**      **2.7 MINUTES**

Racecommon Road/Della Avenue      Walking Time  
**0.21 MILES**      **4.1 MINUTES**

Dodworth Road/Lancaster Street      Walking Time



# Flood Map



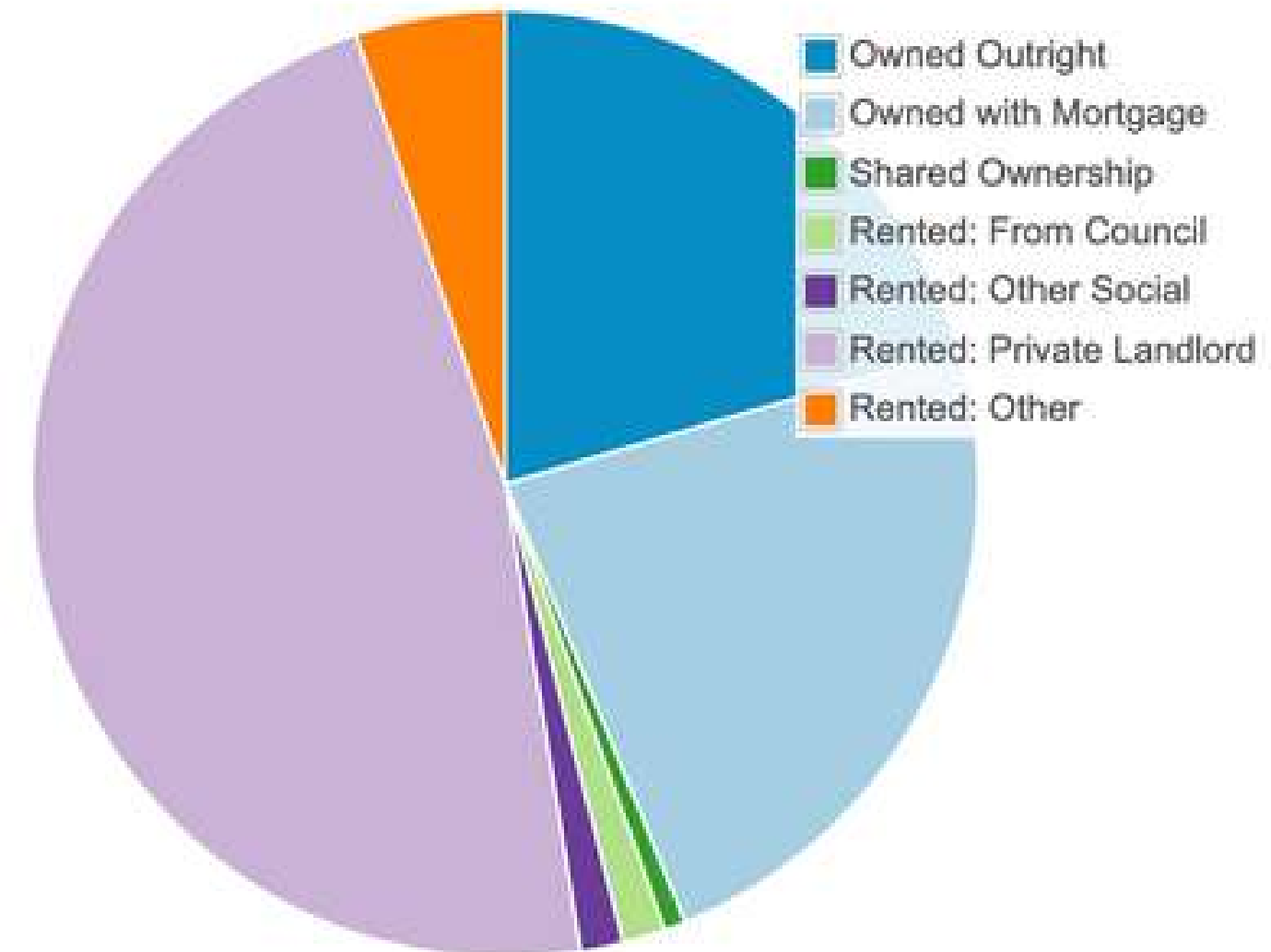
# Schools

<a href="#">Joseph Locke Primary School</a>	280 yards
<a href="#">Shawlands Primary School</a>	280 yards
<a href="#">Holy Rood Catholic Primary School</a>	310 yards
<a href="#">St Mary's Church of England Primary School, Barnsley</a>	0.5 miles
<a href="#">Summer Lane Primary</a>	0.7 miles
<a href="#">Queens Road Academy</a>	0.7 miles
<a href="#">Worsbrough Common Primary School</a>	0.8 miles
<a href="#">Oakwell Rise Primary Academy</a>	0.8 miles
<a href="#">Ward Green Primary School</a>	1.1 miles
<a href="#">Keresforth Primary School</a>	1.2 miles

# HOUSING

## Housing Tenure

Owned Outright	28
Owned with Mortgage	32
Shared Ownership	1
Rented: From Council	2
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	65
Rented: Other	7
Rent Free	0
<b>Total</b>	<b>137</b>





# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

# ***Pictures***











# Sold House Prices

2 bed, terraced

£127,000

31 Mar 2023

Freehold

8 



£75,000

17 Aug 2012

Freehold

2 bed, terraced

£145,000

14 Jul 2023

Freehold

18 



£83,000

23 Jan 2006

Freehold

2 bed, terraced

£122,500

16 Feb 2023

Freehold

10 



2 bed, terraced

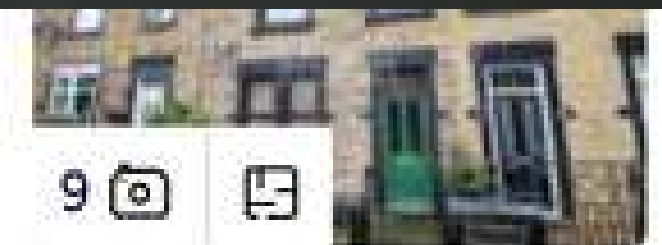
£140,000

27 Jan 2023

Freehold

9 





£85,000

31 Mar 2017

Freehold

# Rental Prices



£675 pcm



Terraced 2 1

0.74 miles

Roebucks are delighted to offer for rental this lovely recently renovated well presented two bedroom mid-

LET AGREED



£650 pcm

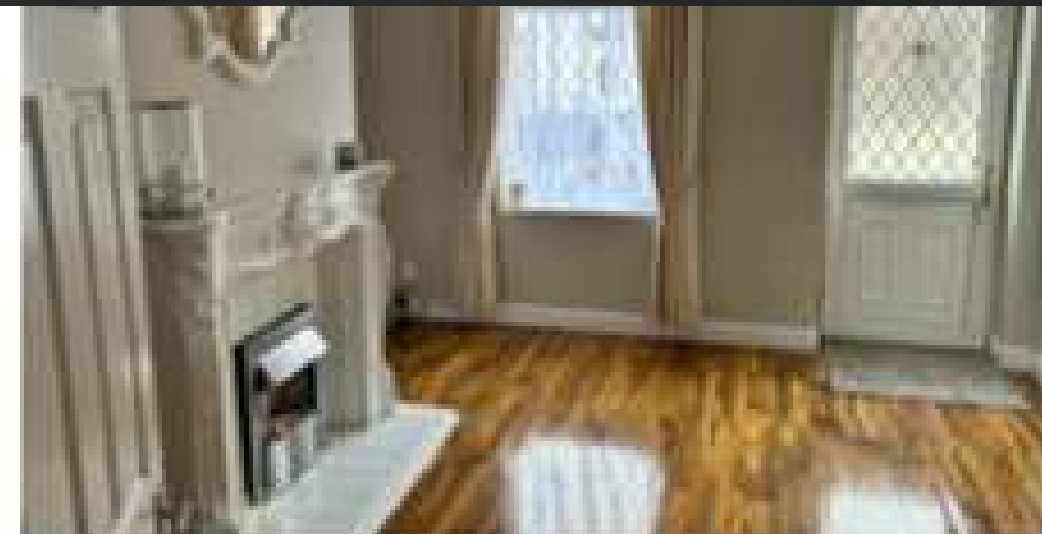


Terraced 2 1

0.10 miles

UN-FURNISHED TWO BEDROOM TERRACED HOUSE CONVENIENT FOR ACCESS TO TOWN CENTRE AND

LET AGREED



£675 pcm



End of Terrace 2 1

0.83 miles

Property number 22274. 2 Bed End Stone Front Terrace Refurbished to a high standard Fully tiled bathroom with



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

## About property

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## About process

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Dawid Dowbusz

