



# 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  
3 BED TERRACED HOUSE  
BARNSELEY

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# ***Details***

**Building typ.....3 bed terraced house**  
**Construction Type..... Standard**  
**Tenure..... Freehold**  
**Heating Type..... Gas Cental**  
**Reason of Sale.....Divorce**  
**Occupier..... Empty**  
**Refurbishment.....Major**

# *Numbers*

<b>Purchase Price</b>	<b>£89 000</b>
<b>Refurbishment</b>	<b>£25 000</b>
<b>Done Up Value (DUV)</b>	<b>£136 000</b>
<b>Rent</b>	<b>£800</b>
<b>Sourcing Fee</b>	<b>£4 000</b>
<b>Project Management Fee</b>	<b>£4 000</b>
<b>ROE</b>	<b>21.05%</b>
<b>YELD</b>	<b>10.79 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~61 000£</b>

# ***Refurb***

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- **New Fues Box**
- **New Boiler**
- **Plastering**
- **Painting**
- **New Kitchen**
- **New Bathroom**
- **Certificates**

# 3 BED TERRACED HOUSE

PP £89 000

## 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.

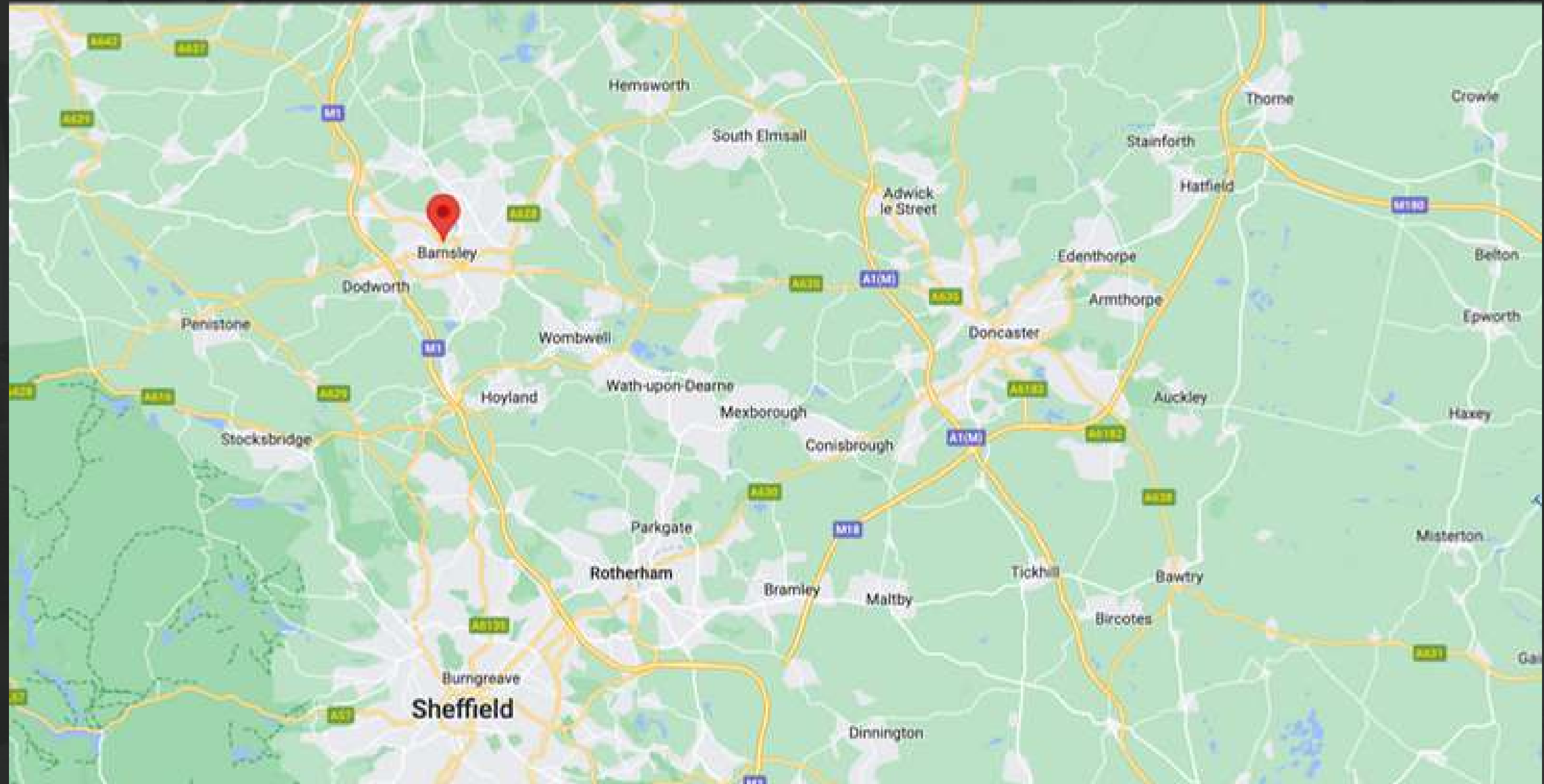
Historic counties of England a part of the West Riding of Yorkshire, Barnsley is notable as a former industrial town centred on coal mining and glassmaking although in the town a few factories remain notably the glassworks and coking plant. Though these industries declined in the 20th century, Barnsley's 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.

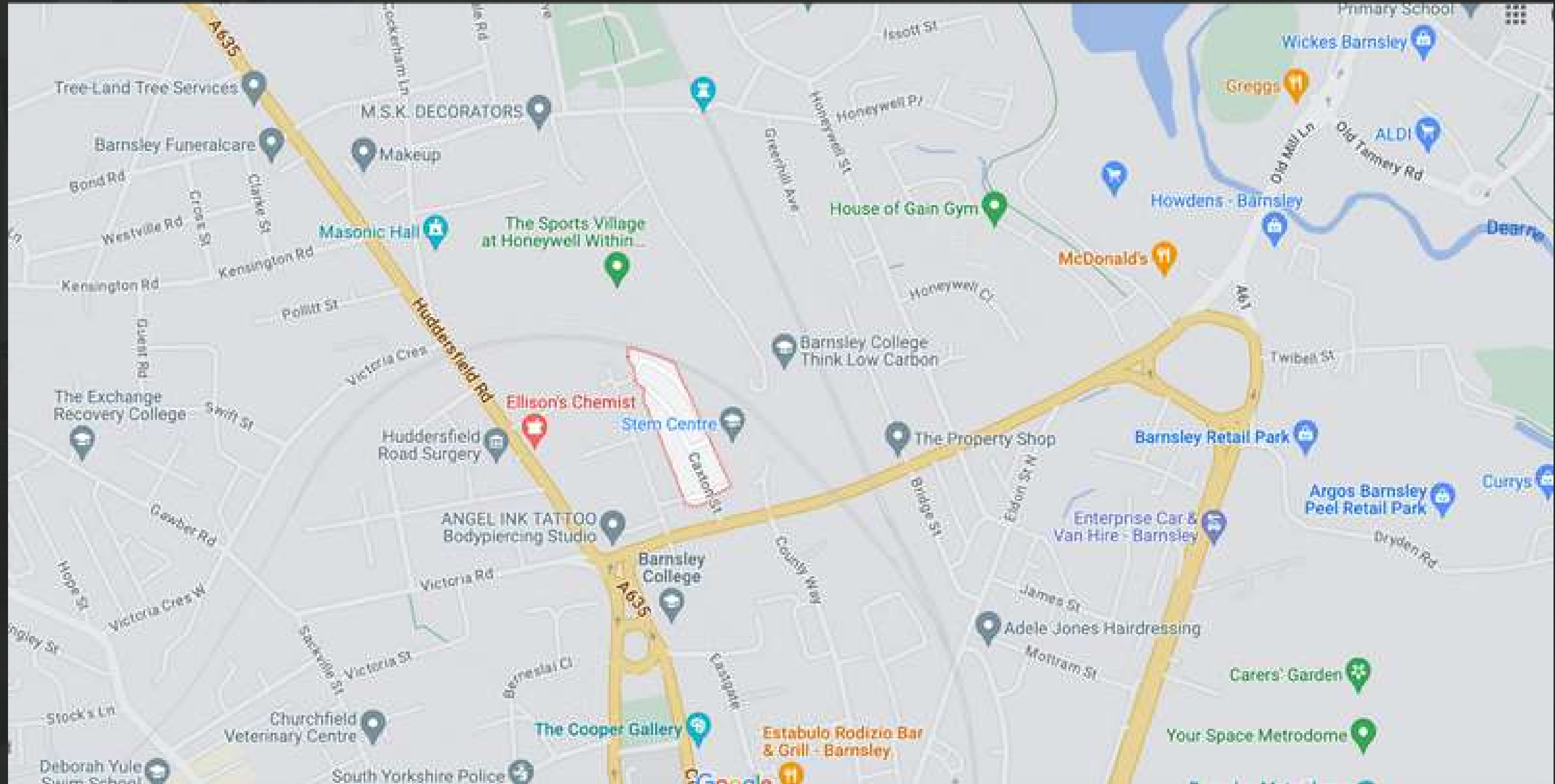




# *Location*



# Location



# Bus / Train

Huddersfield Road/Western Street

0.09 MILES



Walking Time

1.8 MINUTES

Victoria Road/Huddersfield Road

0.12 MILES



Walking Time

2.3 MINUTES

Church Lane/Church Street

0.13 MILES



Walking Time

2.7 MINUTES

Huddersfield Road/Cockerham Lane

0.16 MILES



Walking Time

3.2 MINUTES

Victoria Road/Victoria Street

0.17 MILES



Walking Time

3.5 MINUTES

## NEARBY TRAIN STATIONS

Today

The closest train station is Barnsley Rail Station and it's only 0.35 miles away from Caxton Street.

Barnsley Rail Station

0.35 MILES



Walking Time

6.9 MINUTES

Dodworth Rail Station

2.22 MILES



Walking Time

44.3 MINUTES

Darton Rail Station

2.81 MILES



Walking Time

56.3 MINUTES

Silkstone Common Rail Station

3.68 MILES

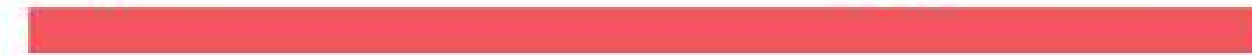


Walking Time

73.6 MINUTES

Wombwell Rail Station

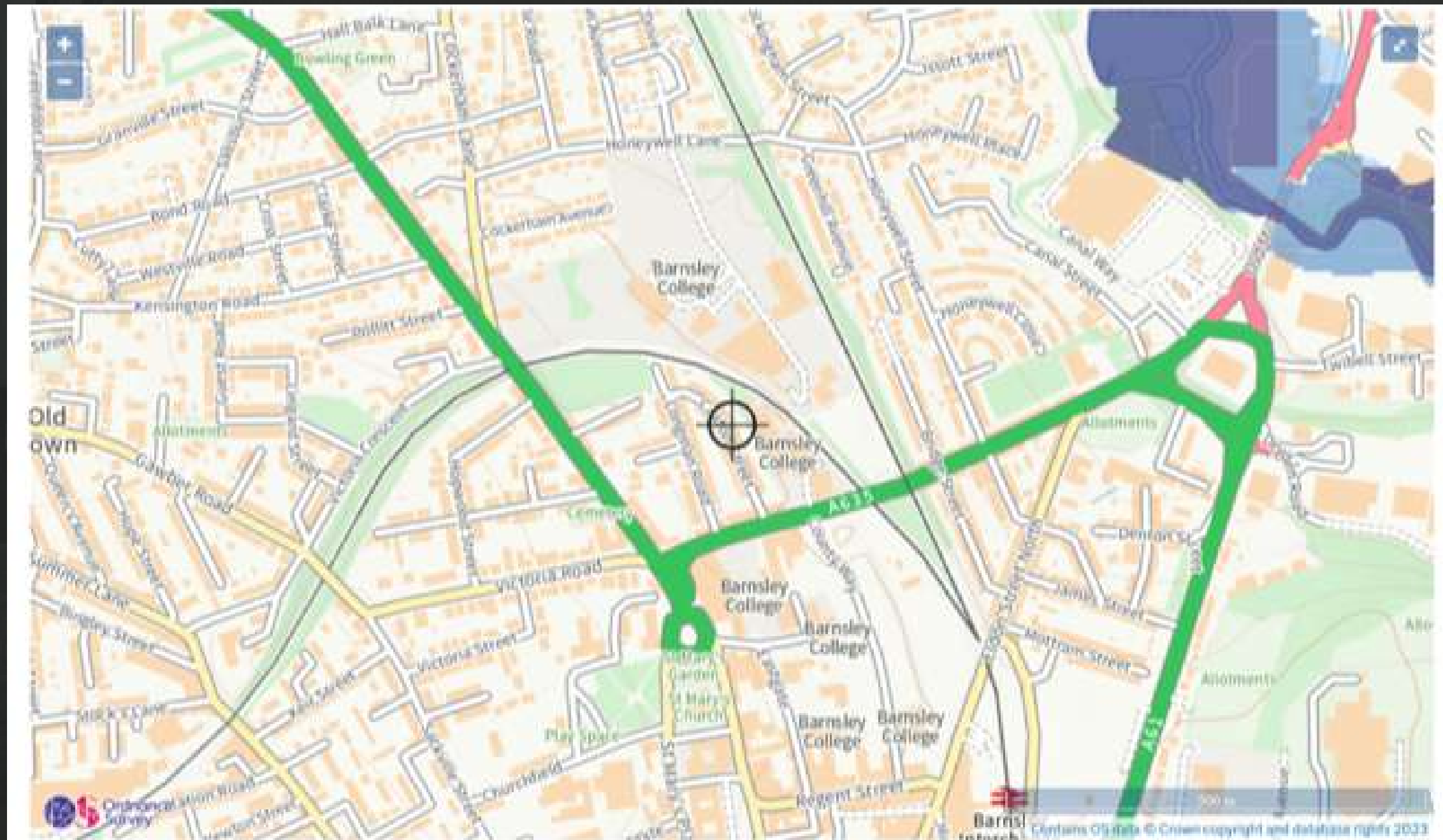
3.94 MILES



Walking Time

78.8 MINUTES

# Flood Map



Extent of flooding from rivers or the sea

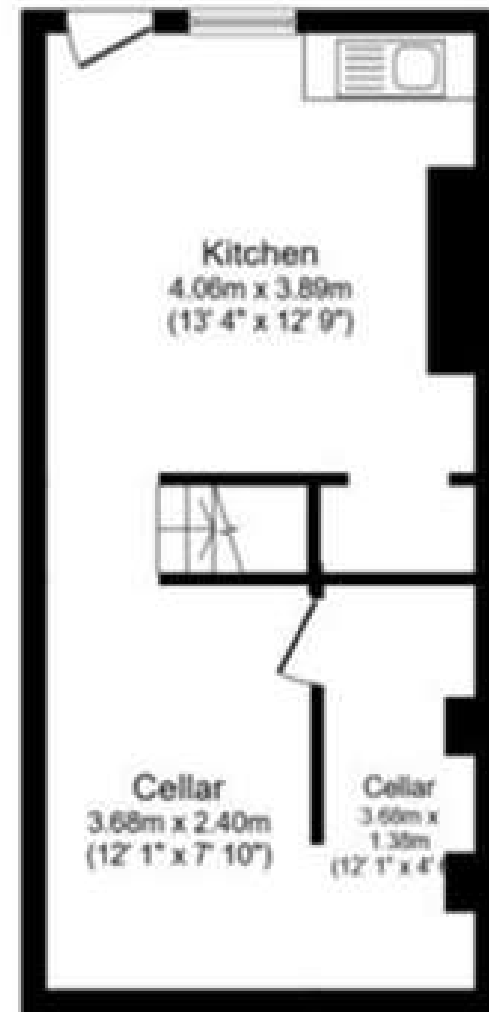
● High ● Medium ● Low ● Very low ● Location you selected

# Schools

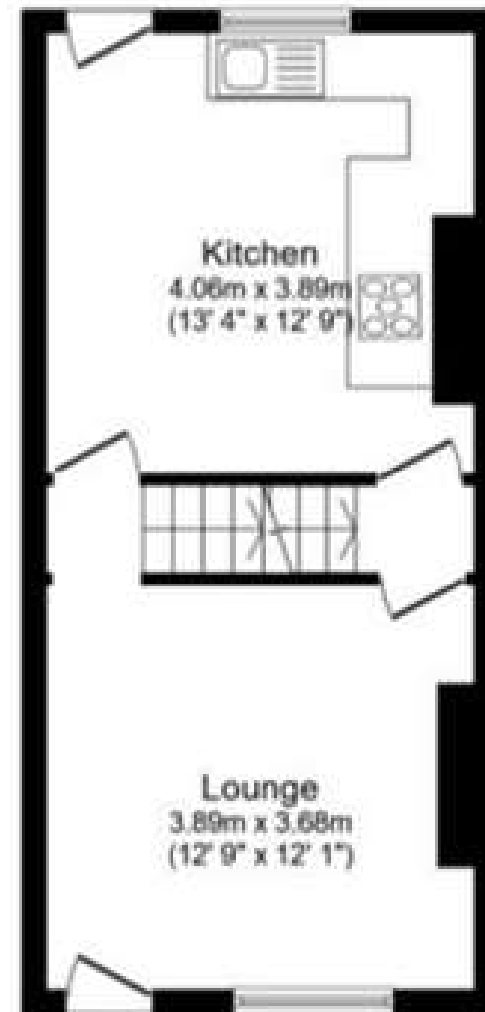
## NEAREST SCHOOLS

-  **Trinity Academy St. Edwards** 0.2 miles  
State School | Rating: N/A
-  **Barnsley College** 0.4 miles  
State School | Ofsted: Outstanding
-  **Queens Road Academy** 0.4 miles  
State School | Ofsted: Good
-  **Joseph Locke Primary School** 0.7 miles  
State School | Ofsted: Good

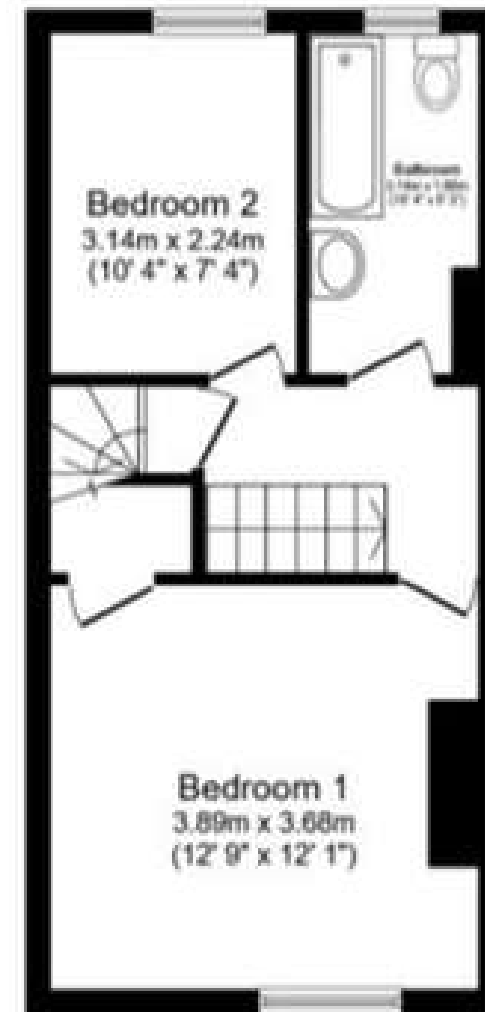
# Floor plan



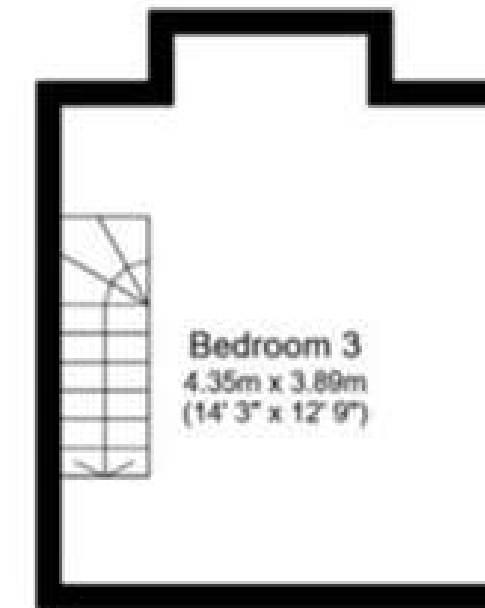
**Cellar**



**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 119.4 sq.m. (1,285 sq.ft.) approx

# HOUSING

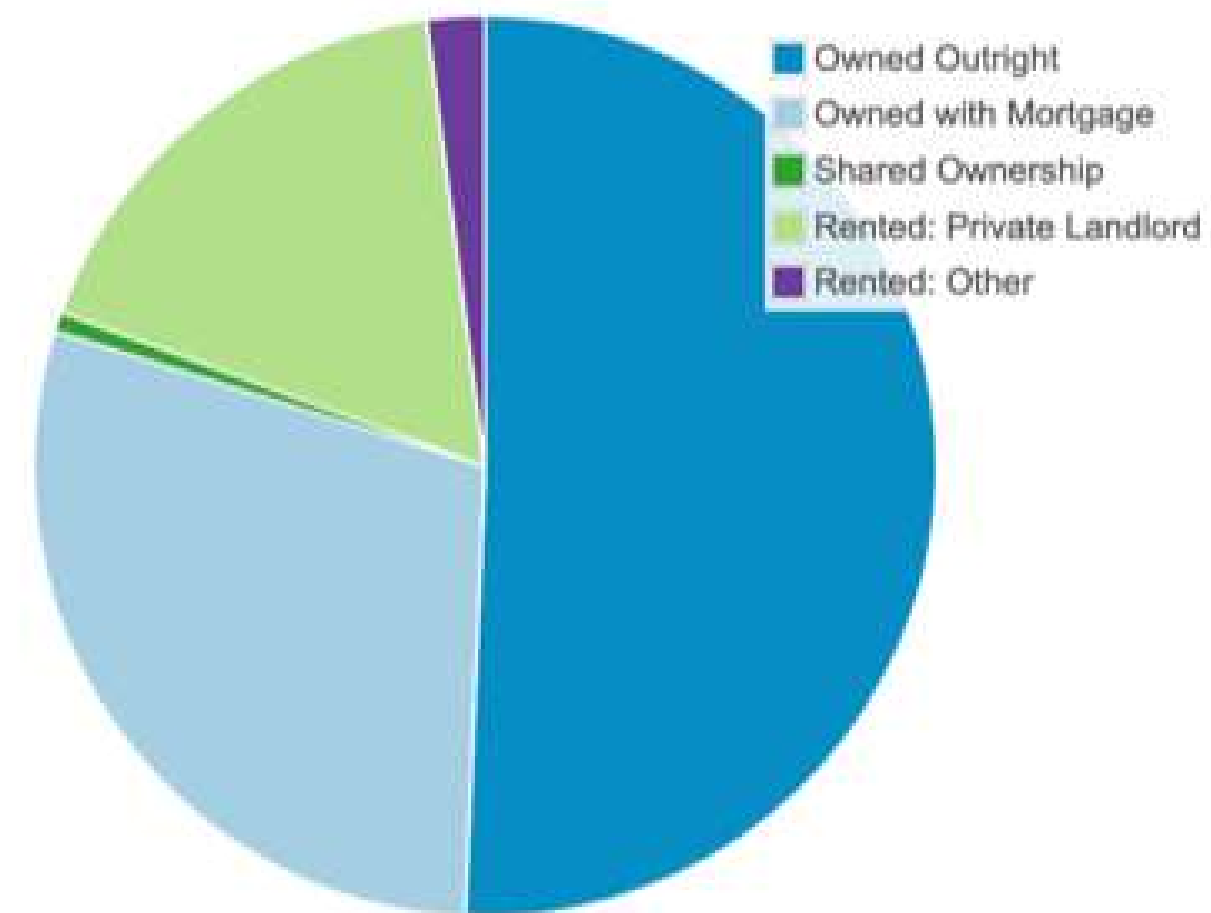
## Housing Tenure

[↑ Back to Top](#) [Embed This](#)

This area consists predominantly of housing where the property is owned outright - higher than the national average of almost 33%.

### Housing Tenure

Owned Outright	73
Owned with Mortgage	42
Shared Ownership	1
Rented: From Council	0
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	25
Rented: Other	3
Rent Free	0
<b>Total</b>	<b>144</b>

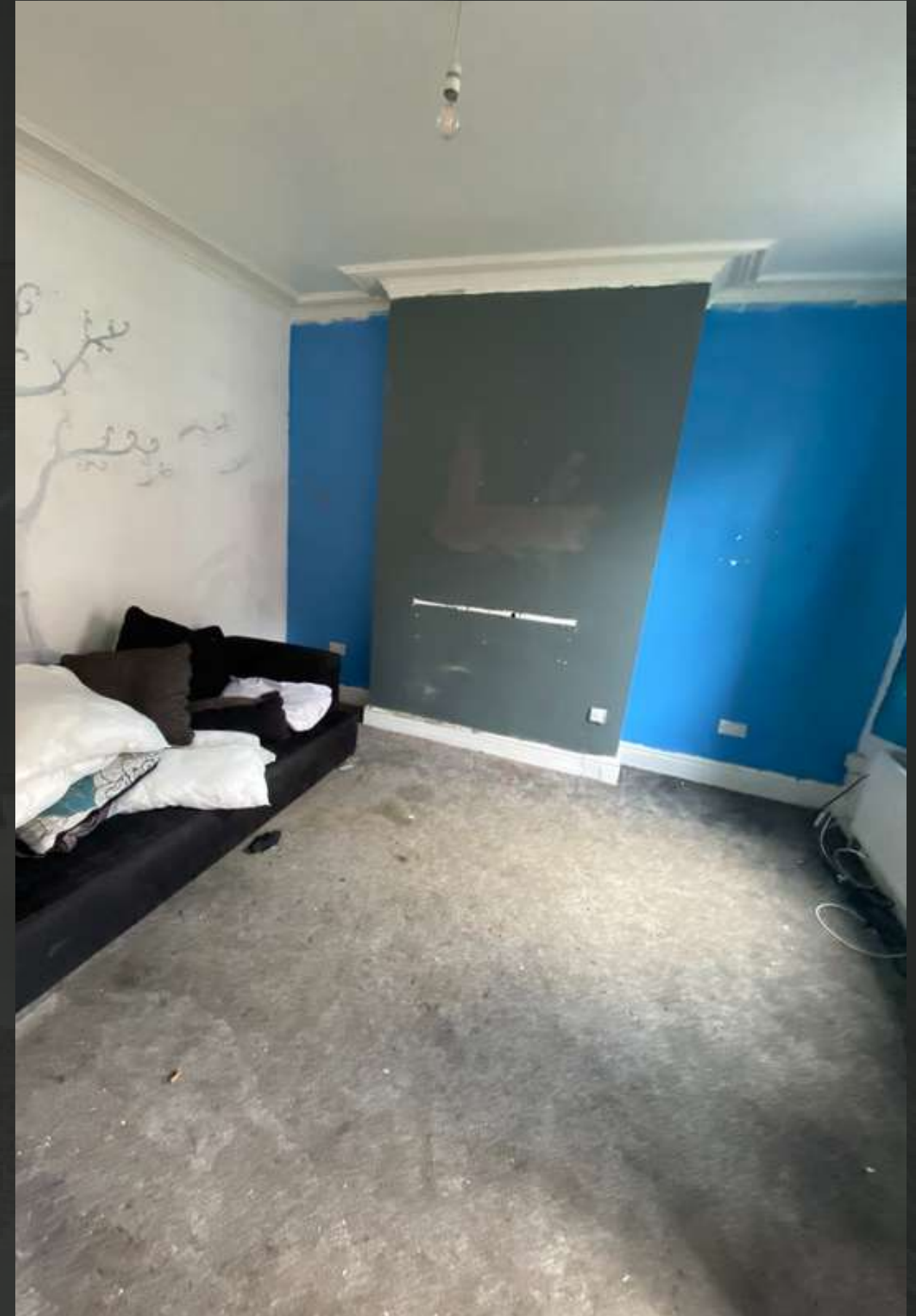


# EPC

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



# *Pictures*







# Sold House Prices

3 bed, terraced

£140,000

24 Jan 2023

Freehold

£50,000

2 Aug 1996

Freehold



29 



 1 bath  3 beds  1 reception

FREEHOLD

MID TERRACE HOUSE

**£130,000**

Estimated price

**£127,000 - £141,000**

 1 bath  3 beds  1 reception

FREEHOLD

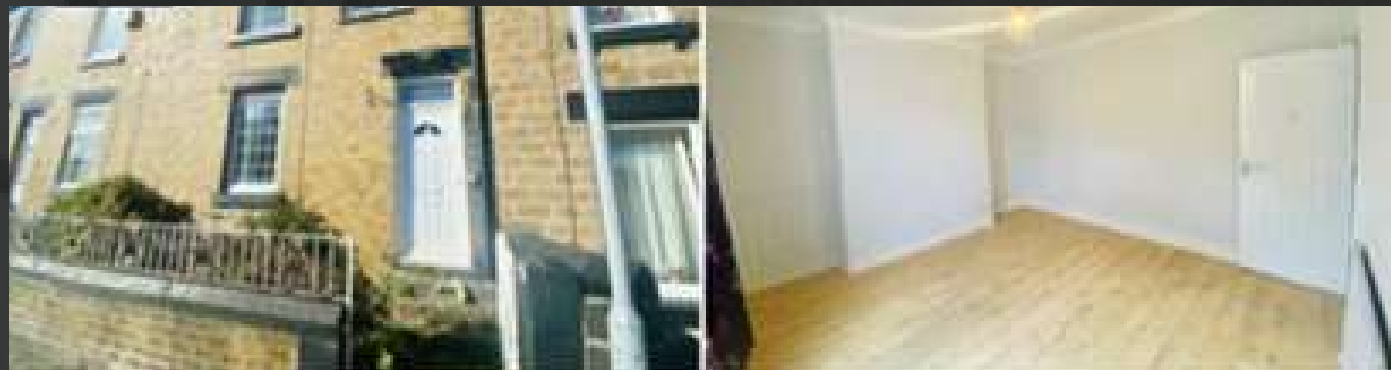
TERRACE PROPERTY


**£86,500**

Estimated price

**£111,000 - £136,000**


# Rental Prices



Terraced  3

0.97 miles

\*\*\* AVAILABLE NOW \*\*\* Perfect if you are looking for a property close to town centre. This three bedroom mid-terrace property is

**£795 pcm**   
£183 pw

Price Change History



Added on 09/10/2023 by Your Move, Barnsley



3 Bed Terraced House, Bridge Street, S71

**£750.00**  
per month

£173.08  
per week

-  No admin fees
-  No hidden charges

Let Agreed

Property Reference:  
1810411



Meet the landlord



3 Bed End Terrace, Sherwood Street, S71

**£800.00**  
per month

£184.62  
per week

-  No admin fees
-  No hidden charges

Let Agreed

Property Reference:  
1837910

Meet the landlord

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

## About property

### **ALEKSANDRA SUSZKA**

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## About process

### **MAREK KMIOTEK**

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Dawid Dowbusz

