



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

WITH THE POSSIBILITY OF CONVERSION INTO TWO SEPARATE FLATS

WAKEFIELD

Details

Building typ.....2 bed terraced house
Construction Type..... Standard
Tenure..... Freehold
Heating Type.....Gas Cental/Electric
Reason of Sale.....Lack of funds to complete the project
Occupier..... Empty
Refurbishment.....Major/ General

Numbers

INVESTMENT AS A 2 BED TERRACED HOUSE

Purchase Price	£82 000
Refurbishment	£27 000
Done Up Value (DUV)	£135 000
Rent	£750
Sourcing Fee	£5 000
Project Management Fee	£4 000
ROE	27.06 %
YELD	10.98 %
TOTAL INVESTMENT COST (BTL)	~122.500£

Numbers

CONVERTION INTO TWO SEPARATE FLATS

Purchase Price	£82 000
Refurbishment	£34 000
Done Up Value (DUV)	£135 000
Rent	£1200
Sourcing Fee	£6 000
Project Management Fee	£4 000
ROE	44.02 %
YELD	17.56 %
TOTAL INVESTMENT COST (BTL)	~130 500£

Refurb

- **New Fuse Box**
- **New boiler**
- **New Bathroom/or two**
- **New Kitchen/or two**
- **Plastering/ Painting**
- **Flooring**
- **New Doors**
- **Decorations**
- **Certificates**

2 BED TERRACED HOUSE

with the possibility of conversion into two separate flats

PP £82 000 CASH

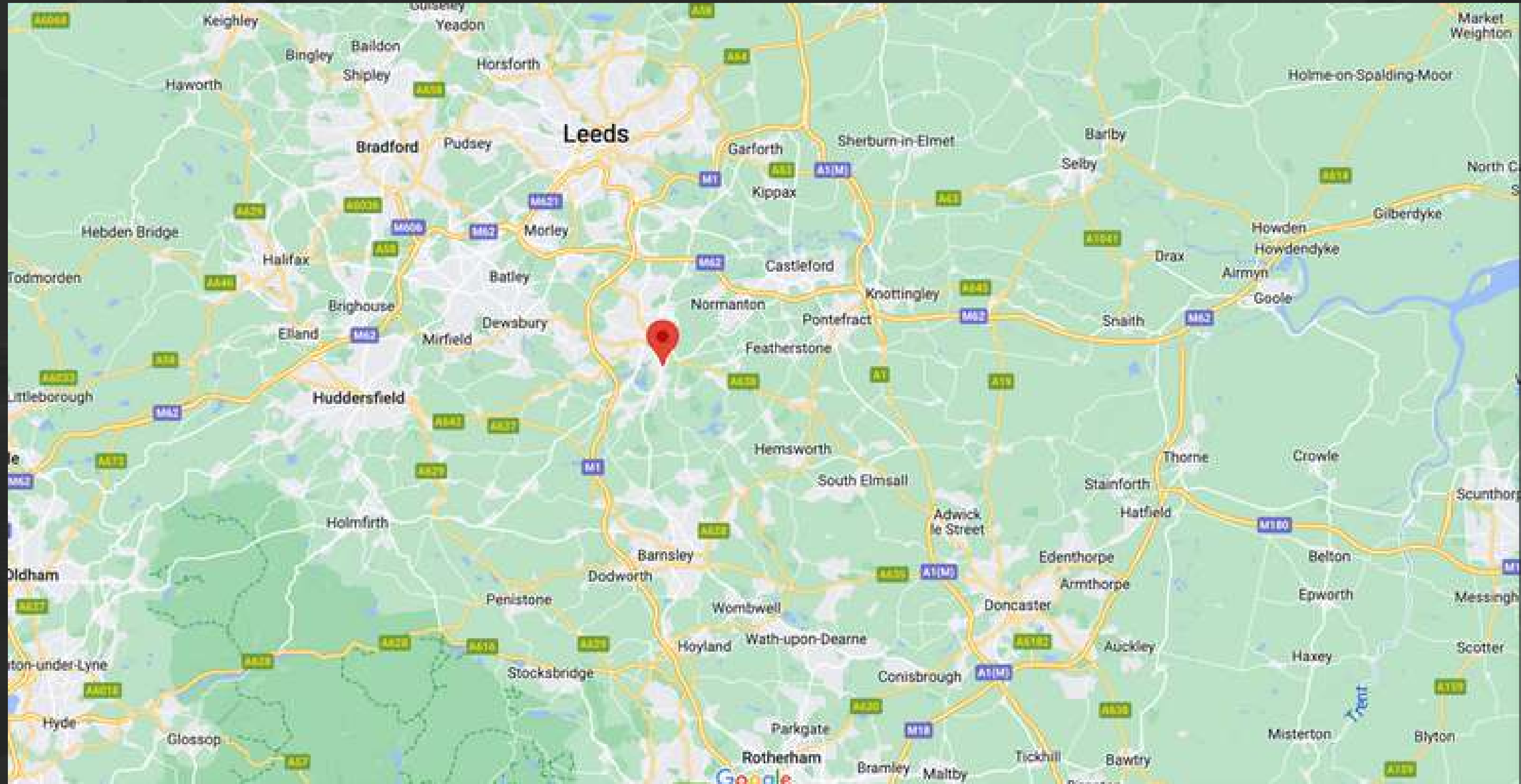
WAKEFIELD

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



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Duke Of York PH and it's only 0.12 miles away from Belle Vue Road.

Duke Of York PH
Walking Time
0.12 MILES **2.5** MINUTES

Barnsley Road Burkill St
Walking Time
0.16 MILES **3.2** MINUTES

Agbrigg Road Montague St
Walking Time
0.18 MILES **3.6** MINUTES

Manygates Lane Manygates Ave
Walking Time
0.19 MILES **3.8** MINUTES

Manygates House
Walking Time
0.21 MILES **4.1** MINUTES

NEARBY TRAIN STATIONS

Today

The closest train station is Sandal & Agbrigg Rail Station and it's only 0.24 miles away from Belle Vue Road.

Sandal & Agbrigg Rail Station
Walking Time
0.24 MILES **4.7** MINUTES

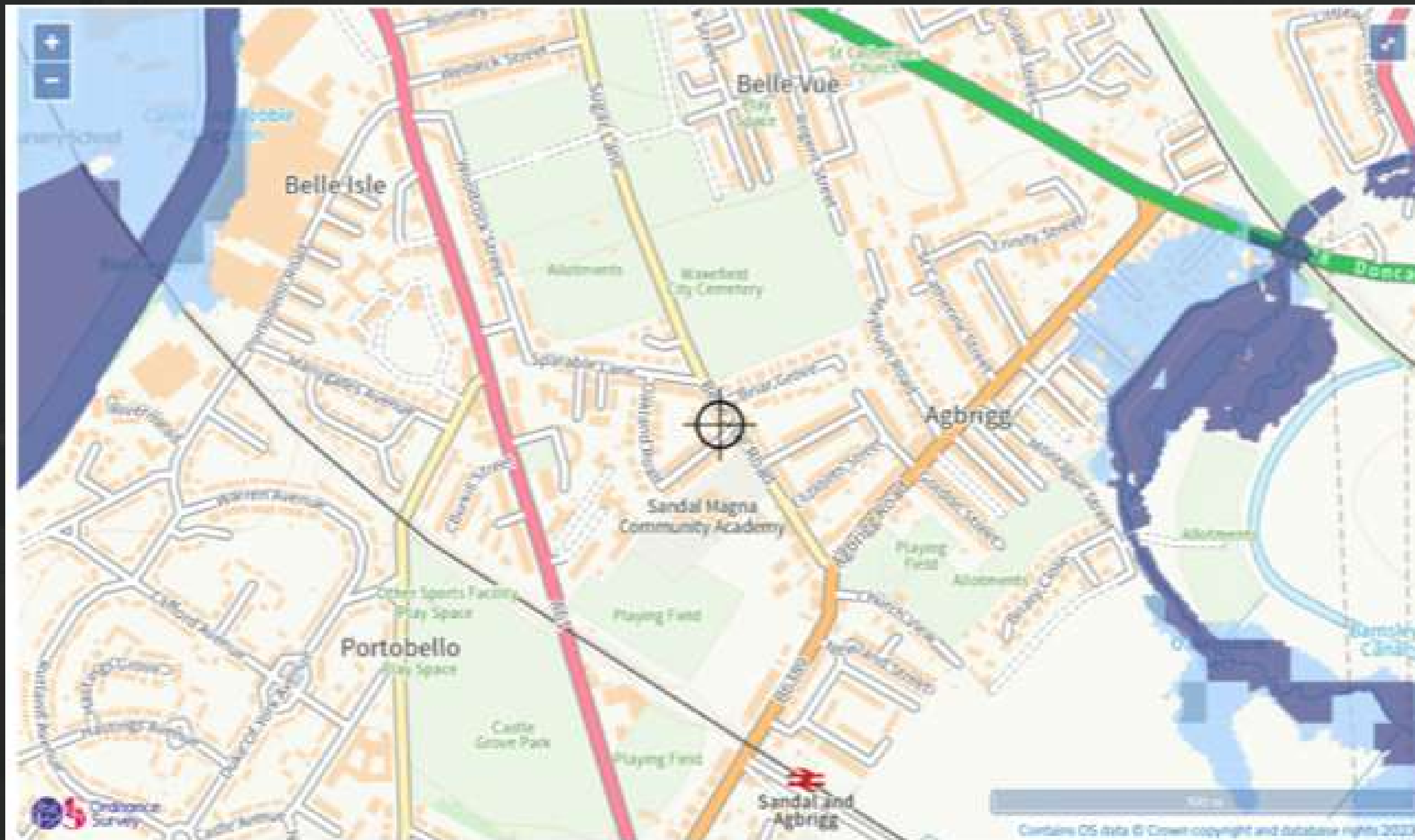
Wakefield Kirkgate Rail Station
Walking Time
0.86 MILES **17.3** MINUTES

Wakefield Westgate Rail Station
Walking Time
1.49 MILES **29.7** MINUTES

Normanton Rail Station
Walking Time
3.41 MILES **68.1** MINUTES

Streethouse Rail Station
Walking Time
3.48 MILES **69.5** MINUTES

Flood Map



Extent of flooding from rivers or the sea

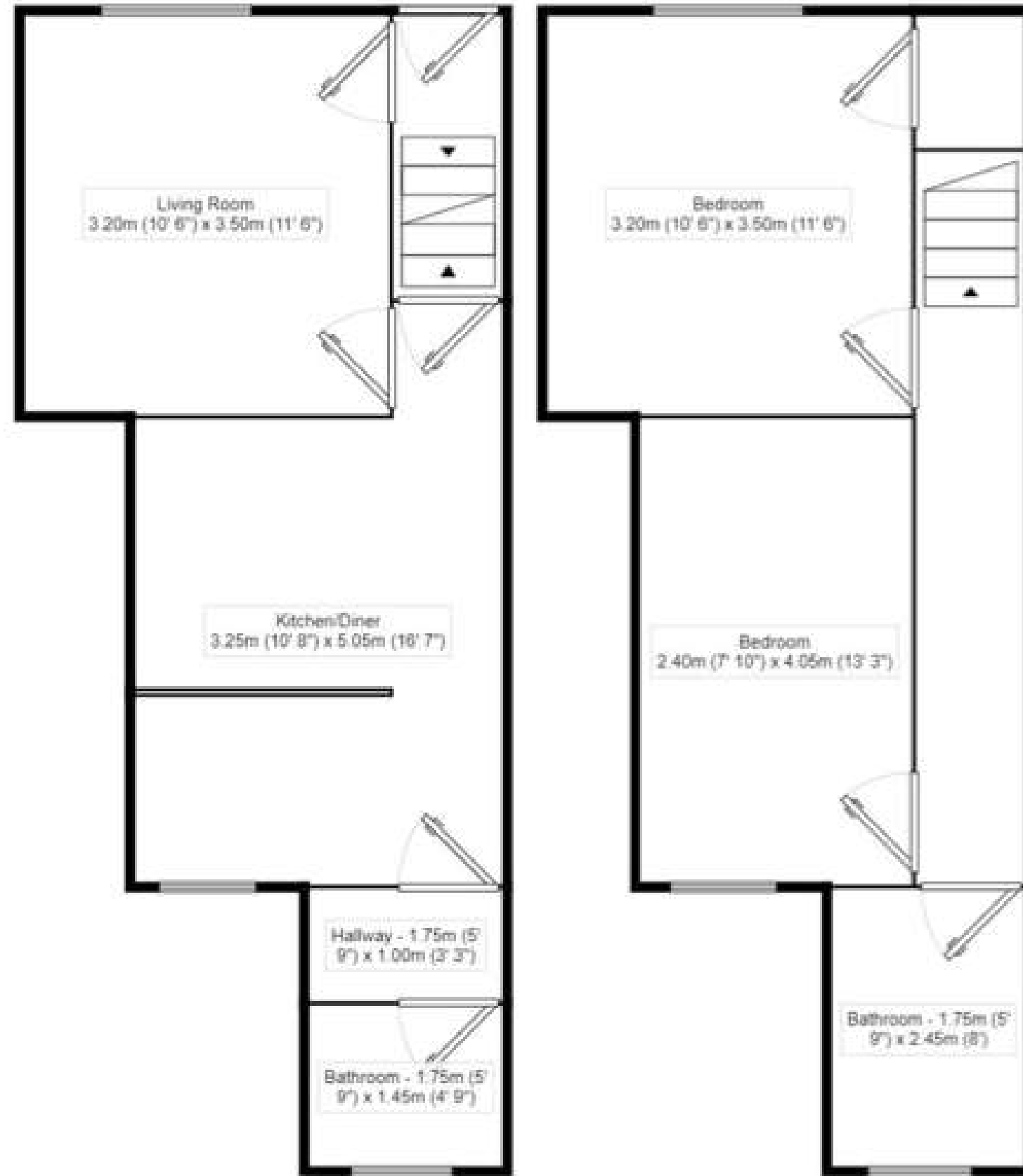
- High
- Medium
- Low
- Very low
- Location you selected

Schools

NEAREST SCHOOLS

-  **Sandal Magna Community Academy** 0.2 miles
State School | Ofsted: Good
-  **St Thomas  Becket Catholic Secondary School, A ...** 0.4 miles
State School | Ofsted: Good
-  **Sandal Castle VA Community Primary School** 0.8 miles
State School | Ofsted: Good
-  **Wakefield St Marys Church of England Voluntary Aid...** 0.9 miles
State School | Ofsted: Good

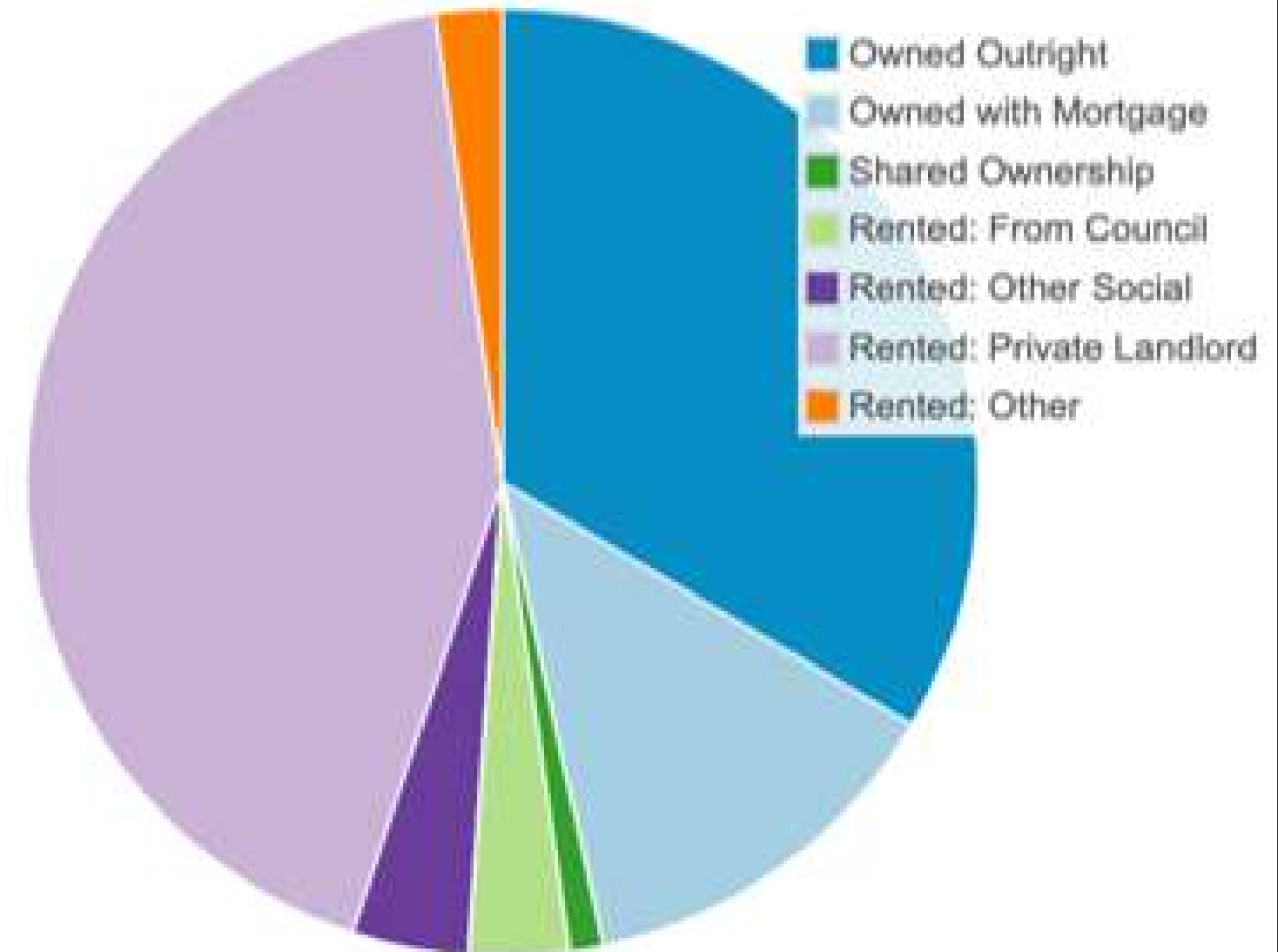
Floor plan



HOUSING

Housing Tenure

Owned Outright	59
Owned with Mortgage	23
Shared Ownership	2
Rented: From Council	6
Rented: Other Social	7
Rented: Private Landlord <i>inc. letting agents</i>	75
Rented: Other	4
Rent Free	0
Total	176



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Pictures









Sold House Prices

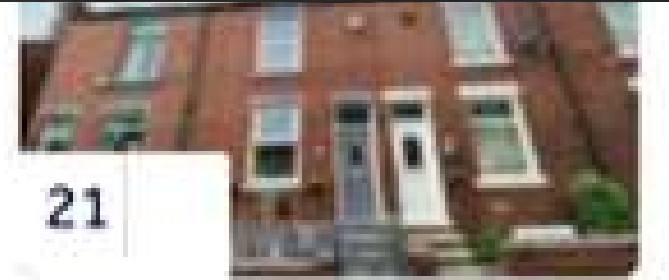
2 bed, terraced

£170,000

1 Dec 2022

Freehold

21



£38,500

24 May 1996

Freehold

 2 beds

FREEHOLD

MID TERRACE HOUSE

£69,000

Estimated price

£109,000 - £133,000

 1 bath  2 beds  1 reception

FREEHOLD

END TERRACE HOUSE

£100,000

Estimated price

£125,000 - £138,000

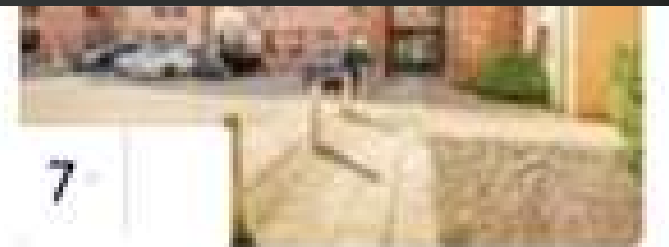
1 bed, flat

£65,000

4 Mar 2022

Leasehold

7




£18,000

8 Feb 2013

Leasehold

Rental Prices

2 BED TERRACED HOUSE




End of Terrace 🏠 2
1.00 miles
**DEPOSIT FREE OPTION AVAILABLE
SPACIOUS TWO BEDROOM END TE

£750 pcm ↓ 📅
£173 pw

Price Change History

LET AGREED



Terraced 🏠 2 🛏 1
0.19 miles
Part Furnished A superbly presented two double bedroom terrace property having recently been re-plastered and re-decorated and with new floor coverings in the majority of rooms as well as brand new gas central heating boiler.

£750 pcm ↓ 📅
£173 pw

PREMIUM LISTING



☆ Favourite

Let Agreed

£725.00 per month
£167.31 per week

- ✓ No admin fees
- ✓ No hidden charges


Let Agreed

Property Reference:
1783092

Meet the landlord

P.I

2 Bed Terraced House, Maybush Road, WF1



£700.00 per month
£161.54 per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1796202

Meet the landlord

2 Bed Terraced House, Newland Street, WF1

Rental Prices

FLATS




Apartment  1  1


0.55 miles

Unfurnished A fantastic one double bedroom first floor apartment set within a characterful Edwardian building

£675 pcm 
£156 pw


Added on 27/09/2023 by Richard Kendall, Wakefield



Apartment  1

0.31 miles


GAS, ELECTRIC AND WATER INCLUDED IN THE RENT. Available immediately and boasts new carpets and fresh decor, this ground floor flat is set in a gated complex on the outskirts of Wakefield City Centre and offers secure parking. Commuter links are easily accessed and there a...

£675 pcm 
£156 pw

VIEWING ADVISED

LET AGREED

Added on 16/10/2023 by Reeds Rains, Wakefield



£650.00
per month

£150.00
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1661705

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

