



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.....Major

Numbers

Purchase Price	£92 000
Refurbishment	£20 000
Done Up Value (DUV)	£120 000
Rent	£850
ROE	17.96 %
YELD	11.09 %
TOTAL INVESTMENT COST (BTL)	~£48 618
<hr/>	
Sourcing Fee	4000£
Project Management Fee	4000£

REFURB

Damp

Plastering

Painting

Carpets

Doors

New

Bathroom

Fuse Box

Certificates

3 BED TERRACED HOUSE

PP £92 000

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.

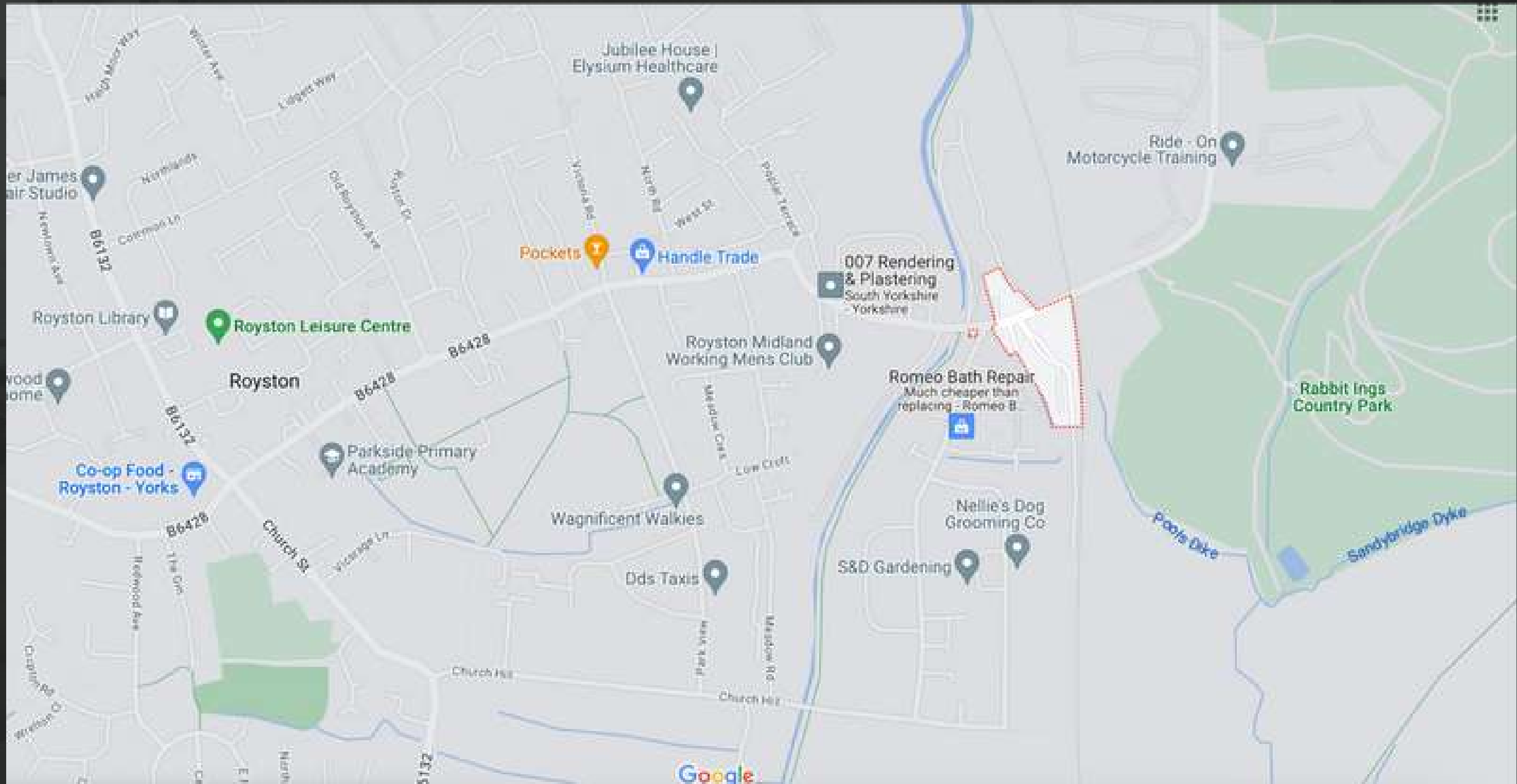
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

0.01 MILES

0.3 MINUTES

Cross Lane/East End Crescent

Walking Time

0.11 MILES

2.3 MINUTES

Midland Road/Alfred Street

Walking Time

0.12 MILES

2.4 MINUTES

Cross Lane/Bisley Close

Walking Time

0.16 MILES

3.2 MINUTES

Lund Hill Lane/Coking Plant

Walking Time

0.25 MILES

4.9 MINUTES

Fitzwilliam Rail Station

Walking Time

3.44 MILES

68.8 MINUTES

Barnsley Rail Station

Walking Time

3.57 MILES

71.3 MINUTES

Darton Rail Station

Walking Time

3.9 MILES

78.1 MINUTES

Sandal & Agbrigg Rail Station

Walking Time

4.73 MILES

94.7 MINUTES

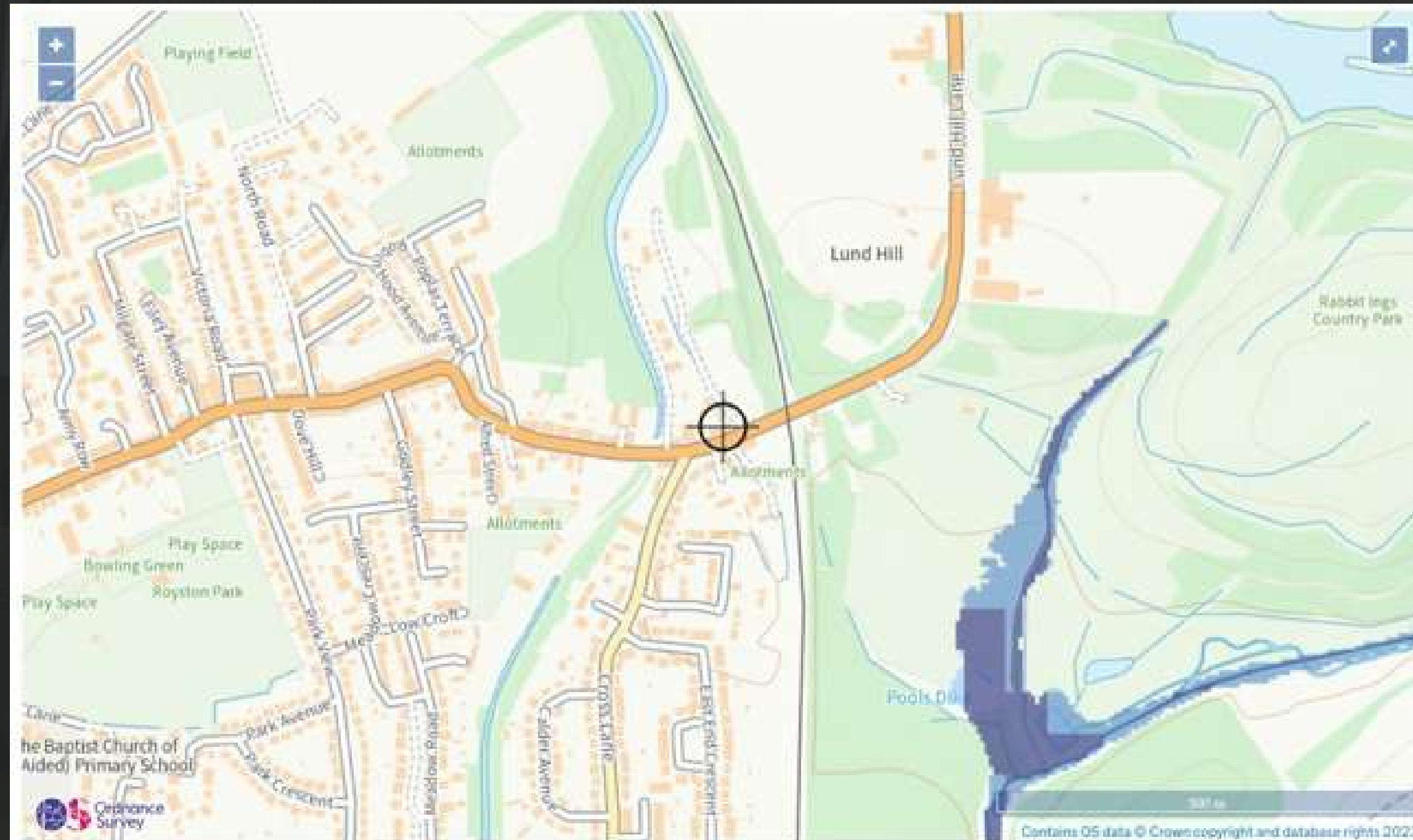
Moorthorpe Rail Station

Walking Time

5.44 MILES

108.8 MINUTES

Flood Map



Extent of flooding from rivers or the sea

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

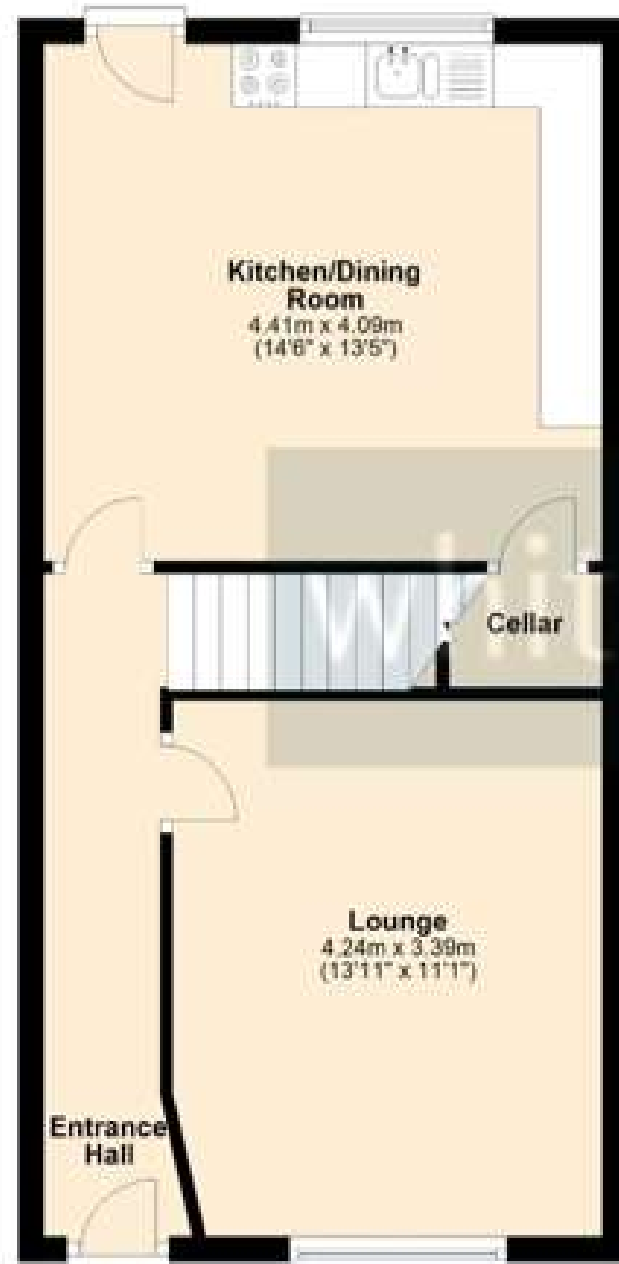
Schools

NEAREST SCHOOLS

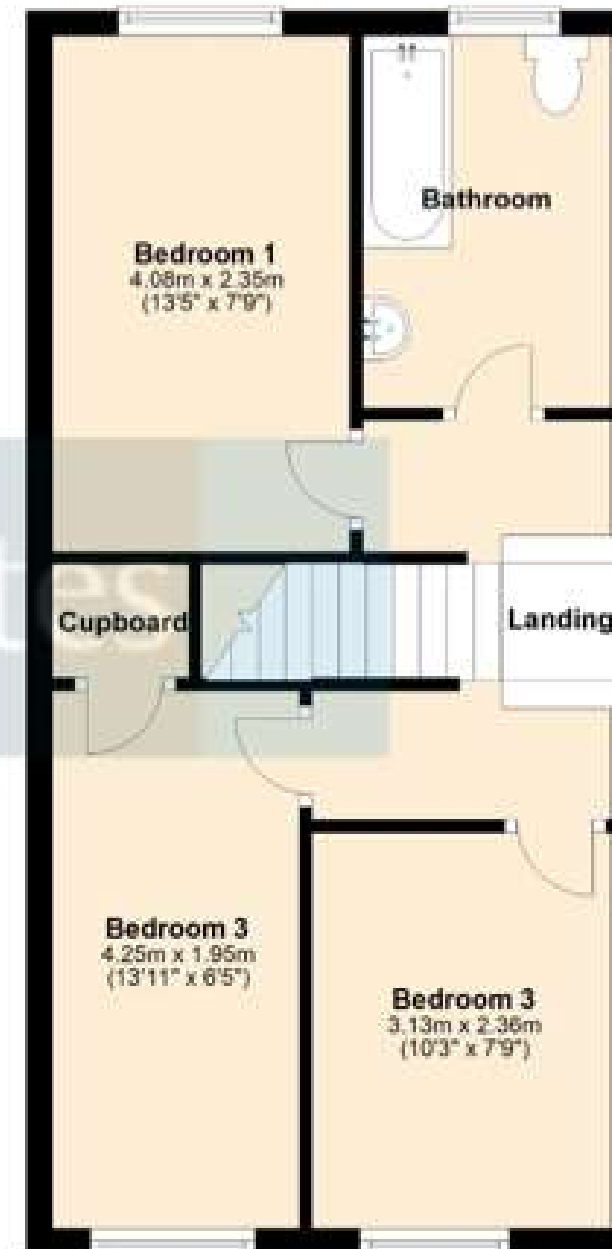
-  **Royston St John Baptist CE Primary** 0.6 miles
State School | Ofsted: Good
-  **Parkside Primary Academy** 0.6 miles
State School | Ofsted: Good
-  **Outwood Academy Carlton** 0.9 miles
State School | Ofsted: Good
-  **Carlton Primary Academy** 1.5 miles
State School | Ofsted: Good

Floor plan

Ground Floor



First Floor

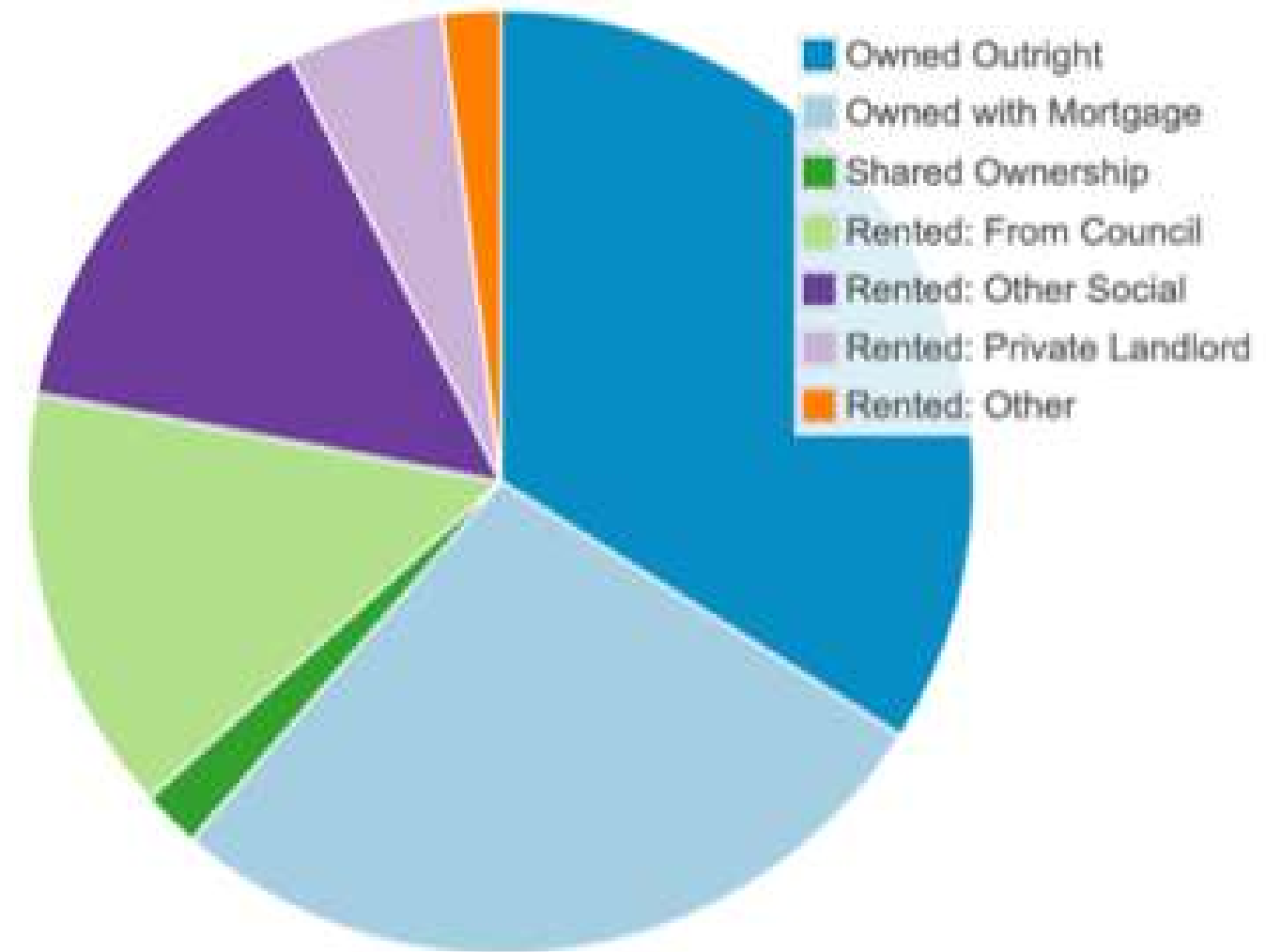


This floor plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
Plan produced using PlanUp.

HOUSING

Housing Tenure

Owned Outright	51
Owned with Mortgage	41
Shared Ownership	3
Rented: From Council	22
Rented: Other Social	22
Rented: Private Landlord <i>inc. letting agents</i>	8
Rented: Other	3
Rent Free	0
Total	150

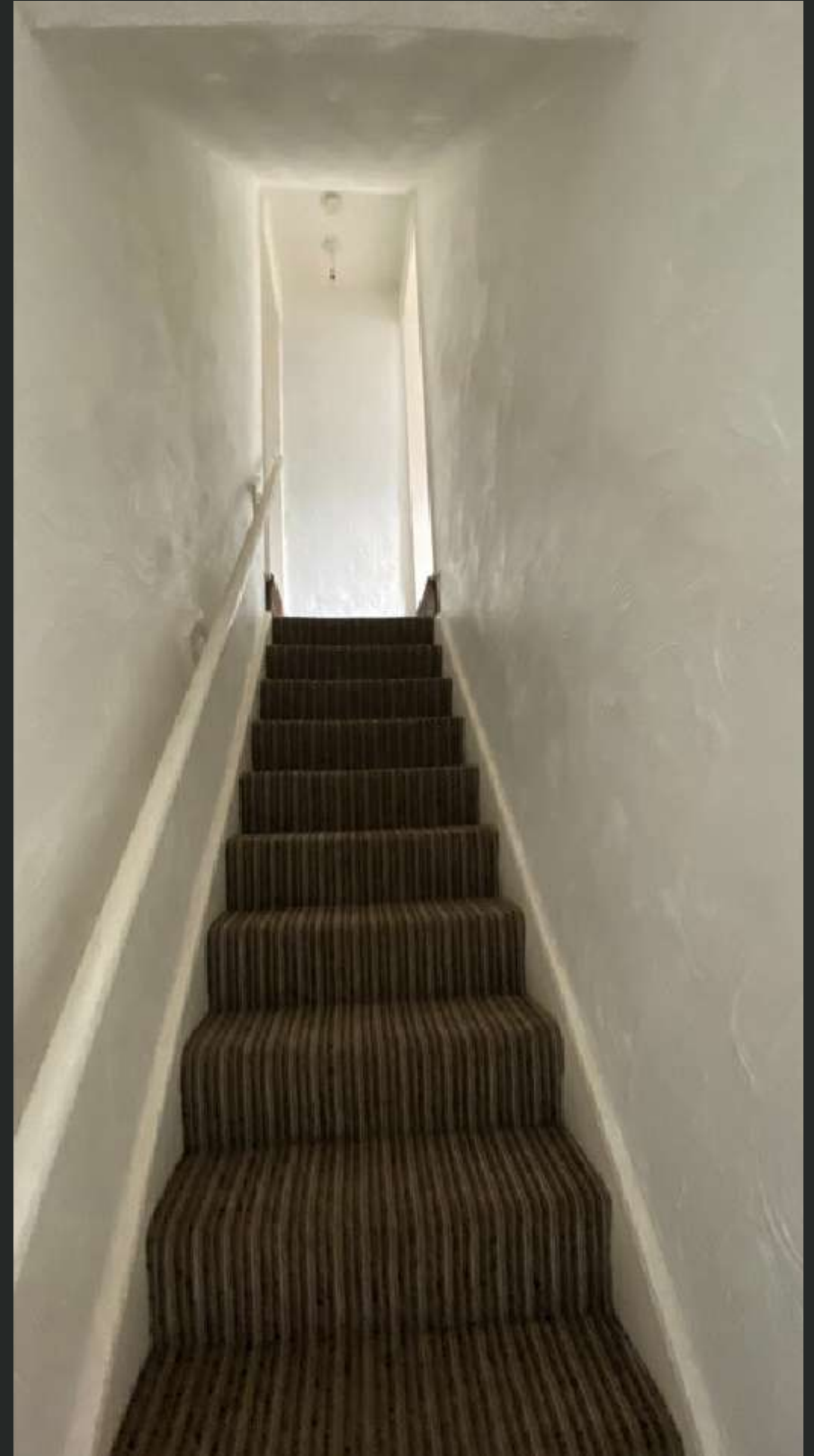


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Pictures







Sold House Prices

3 bed, terraced

£135,000

1 Jul 2022

Freehold

£83,000

18 Dec 2015

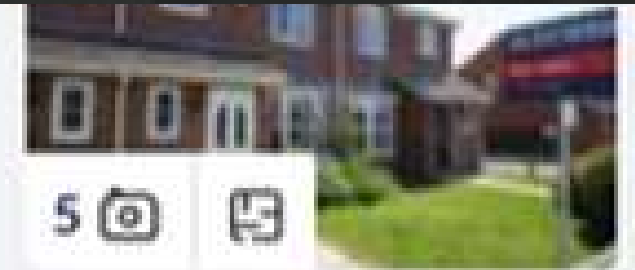
Freehold

£89,950

6 Dec 2010

Freehold

+ 1 extra record



2 bed, terraced

£113,000

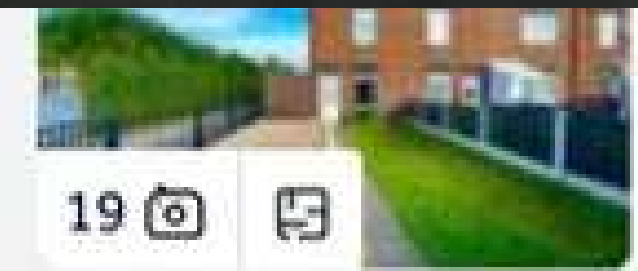
11 Feb 2022

Freehold

£71,000

14 Sep 2018

Freehold



2 bed, terraced

£115,000

14 Apr 2023

Freehold

£110,000

8 Sep 2021

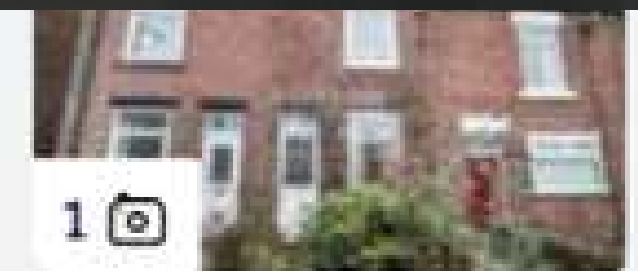
Freehold

£90,000


30 Apr 2018

Freehold

+ 1 extra record



Rental Prices




£775.00
per month
£178.85
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1746231

Meet the landlord




£850.00
per month
£196.15
per week



- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1736288



0.33 miles
Stunning three bedroom semi-detached house is located in quiet residential street in the popular location of Royston. The property




£850 pcm  
£196 pw

Price Change History

23/10/2023	Price changed from	to £850 pcm
05/10/2023	Initial entry found:	

[Why is the price history blurred?](#) [Click here to Subscribe to Property Log](#)

Reduced on 23/10/2023 by William H. Brown, Barnsley

 01226 447746  Contact  Save

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

ALEKSANDRA SUSZKA

- Tel: +44 7563757829
- E-mail: alex.suszka@sellhousewithus.com

About process

MAREK KMIOTEK

- Tel: +44 7534 878 739
- E-mail: marek.kmiotek@sellhousewithus.com



Dawid Dowbusz

