



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 SEMI-DETACHED
HOUSE
-ROTHERHAM-

Details

Building type..... 3 Bed Semi-Detached House

Construction Type..... Standard

Tenure..... Leasehold

Heating Type..... Gas Central

Reason of Sale..... Disabled Vendor

Occupier..... Occupied

Refurbishment..... General

Numbers

Purchase Price	£127 500
Refurbishment	£34 000
Done Up Value (DUV)	£215 000
Rent	£975
ROE	32%
YIELD	9.18%
TOTAL INVESTMENT COST (BTL)	~£72 900
<hr/>	
Sourcing Fee	£6 000
Project Management Fee	£4 000

Refurb

- **Plastering**
- **Painting**
- **Flooring**
- **Bathroom**
- **Kitchen**
- **Fuse box**
- **Boiler**
- **Certificates**
- **Epc to level C**
- **Decorating**

**3 BED SEMI-DETACHED
HOUSE
ROTHERHAM
PP £127 500**

Rotherham is a large market and minster town in South Yorkshire, England.

Rotherham is also the third largest settlement in South Yorkshire after Sheffield and Doncaster, which it is located between.

Traditional industries included glass making and flour milling.

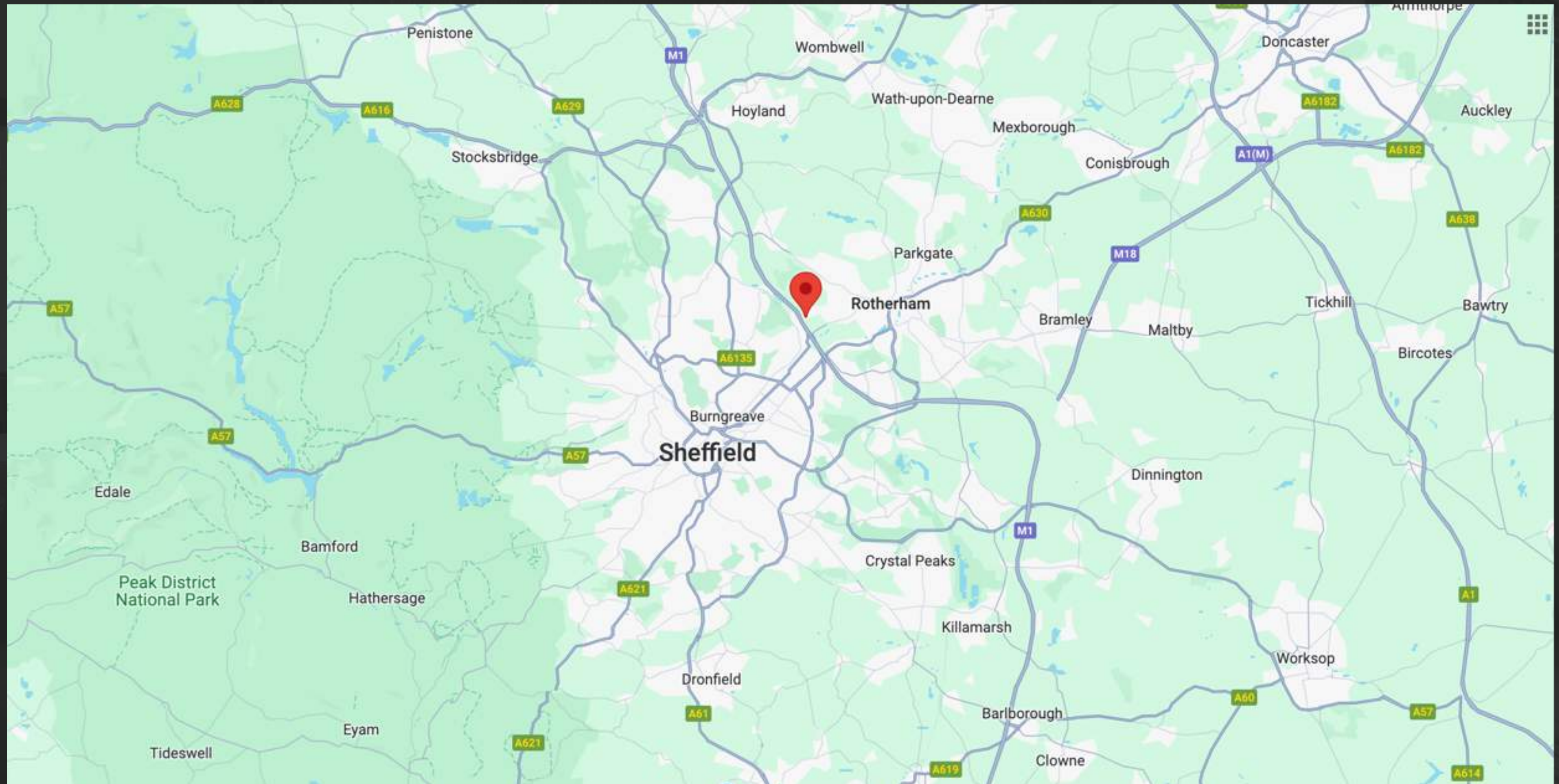
Located in a very convenience area:

- 10 miles to Sheffield City
- 19 miles to Doncaster
- 14 miles to Barnsley
- 22 miles to Wakefield
- 40 miles to Manchester

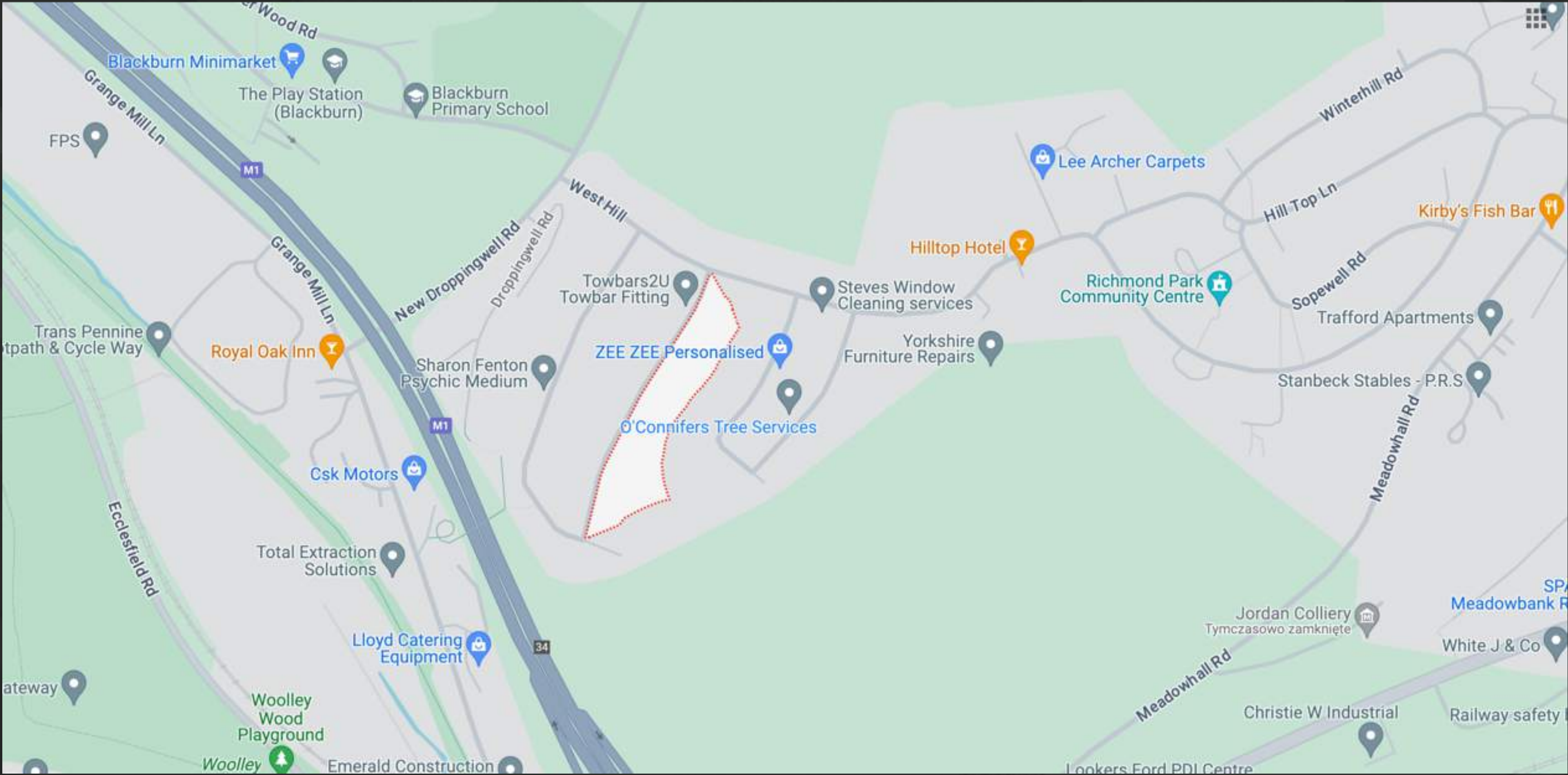
M1 and M18 Nearby



Location



Location



Flood



Extent of flooding from rivers or the sea

Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is West Hill/Concord View Road and it's only 0.1 miles away from Concord View Road.

West Hill/Concord View Road

Walking Time

0.1 MILES

2.1 MINUTES

West Hill/New Droppingwell Road

Walking Time

0.15 MILES

3 MINUTES

West Hill/Droppingwell Road

Walking Time

0.16 MILES

3.2 MINUTES

West Hill/West View Road

Walking Time

0.16 MILES

3.2 MINUTES

New Droppingwell Road/West Hill

Walking Time

0.16 MILES

3.2 MINUTES

NEARBY TRAIN STATIONS

Today

The closest train station is Meadowhall Rail Station and it's only 0.8 miles away from Concord View Road.

Meadowhall Rail Station

Walking Time

0.8 MILES

16 MINUTES

Rotherham Central Rail Station

Walking Time

2.19 MILES

43.7 MINUTES

Darnall Rail Station

Walking Time

3.02 MILES

60.4 MINUTES

Chapelton Rail Station

Walking Time

3.19 MILES

63.7 MINUTES

Sheffield Rail Station

Walking Time

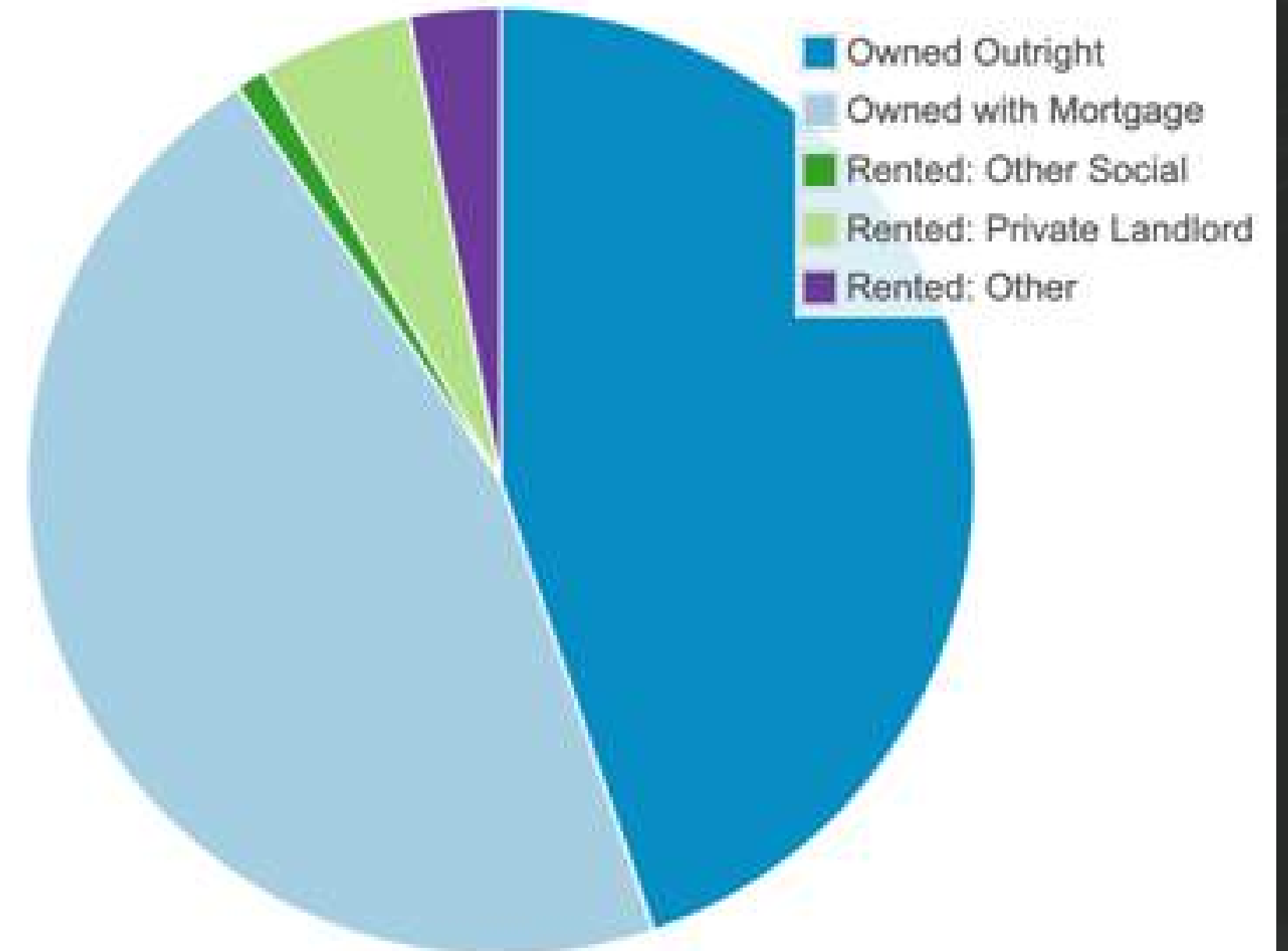
4.02 MILES

80.5 MINUTES

Housing

Housing Tenure

Owned Outright	43
Owned with Mortgage	44
Shared Ownership	0
Rented: From Council	0
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	5
Rented: Other	3
Rent Free	0
Total	96

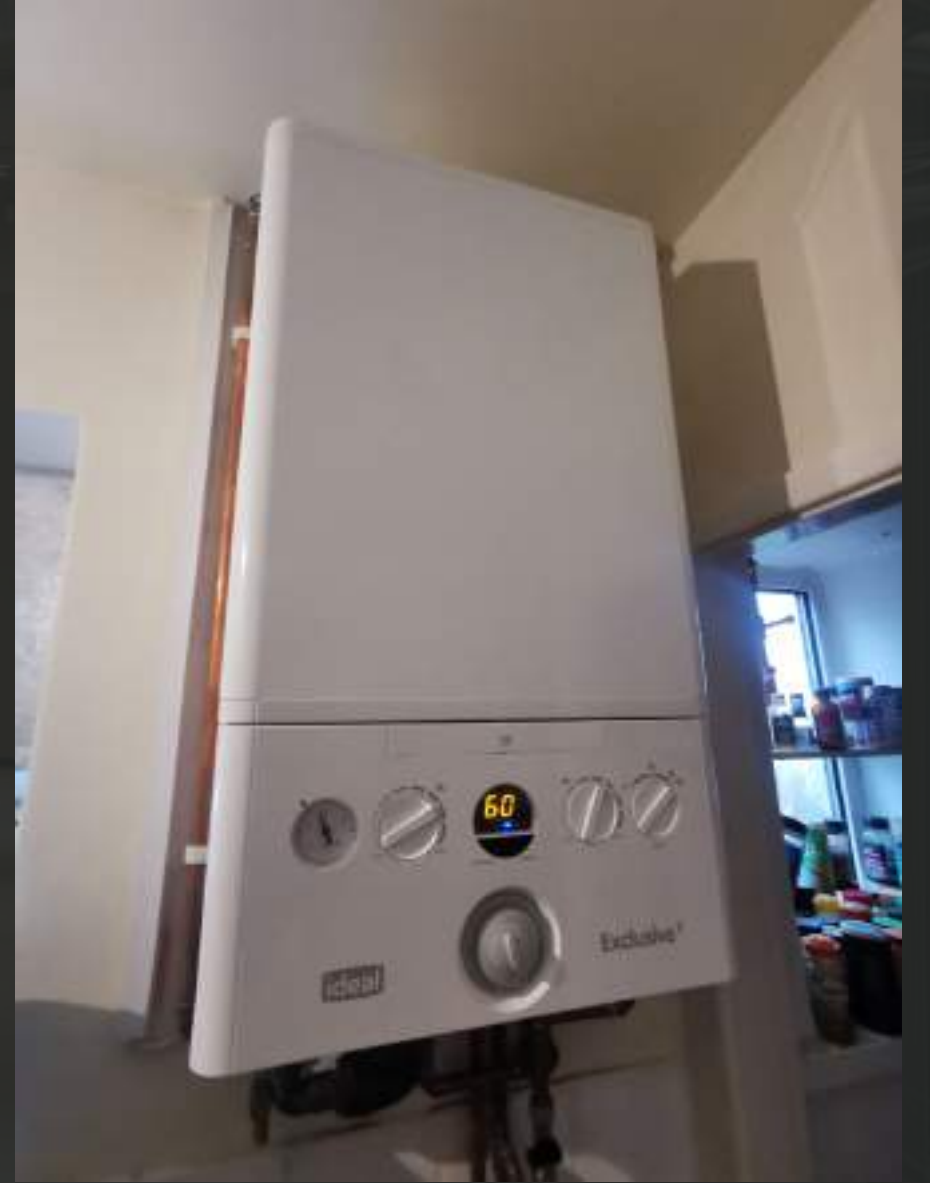


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Pictures











Sold House Prices

37 Concord View Road, Rotherham, S61 2HQ

SEMI-DETACHED HOUSE

Last sold

-

Estimated price

£183,000 - £223,000

Track

50, Concord View Road, Rotherham, South Yorkshire S61 2HH

3 bed, semi-detached

£210,000

17 Mar 2023

Leasehold

£56,000

27 Jun 2001

Leasehold

No other historical records



19



19, Park View Road, Rotherham, South Yorkshire S61 2HG

4 bed, semi-detached

£230,000

27 Feb 2023

Leasehold

£47,950

16 Nov 2001

Leasehold

£42,000

12 Jan 1996



Leasehold



19



Rental Prices



Tansley Drive, Sheffield, S9 ✕
Semi-Detached 🏠 3 🛏 1
0.74 miles
A NEWLY REFURBISHED THREE BEDROOM FAMILY HOME WITH A FANTASTIC SIZED GARDEN AND AN EXTRA OCCASIONAL ROOM

Added on 29/11/2023 by OpenRent, London


OpenRent 020 3322 3265 Local call rate ✉ Contact ♡ Save

1/22

£1,000 pcm ↔ 📊
£231 pw

Price Change History

30/11/2023	Initial entry found: £1,000 pcm
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☆ Favourite

£920.00
per month
£212.31
per week


✔ No admin fees
✔ No hidden charges

Let Agreed

Property Reference:
1156263

Meet the landlord

3 Bed Semi-Detached House, Vauxhall Close, S9



☆ Favourite

£925.00
per month
£213.46
per week

✔ No admin fees
✔ No hidden charges

Ready to Rent Now? ⓘ

Rent Now

Next Steps

Message Landlord or Request Viewing

Property Reference:
1895394

3 Bed Terraced House, Newman Road, S9

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

MAREK KMIOTEK

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

About process

MAREK KMIOTEK

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Dawid Dowbusz

