



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 Central

Reason of Sale.....Investor Portfolio

Occupier..... Empty

Refurbishment.....Refreshment

Numbers

Purchase Price	£84 000
Refurbishment	£10 000
Done Up Value (DUV)	£105 000
Rent	£725
ROE	19.65 %
YELD	10.36 %
TOTAL INVESTMENT COST (BTL)	~£36 500
<hr/>	
Sourcing Fee	4000£
Project Management Fee	4000£



REFURB

Painting

Fuse box

Insulation

Certificates

3 BED TERRACED HOUSE

PP £84,000

BARNSLEY

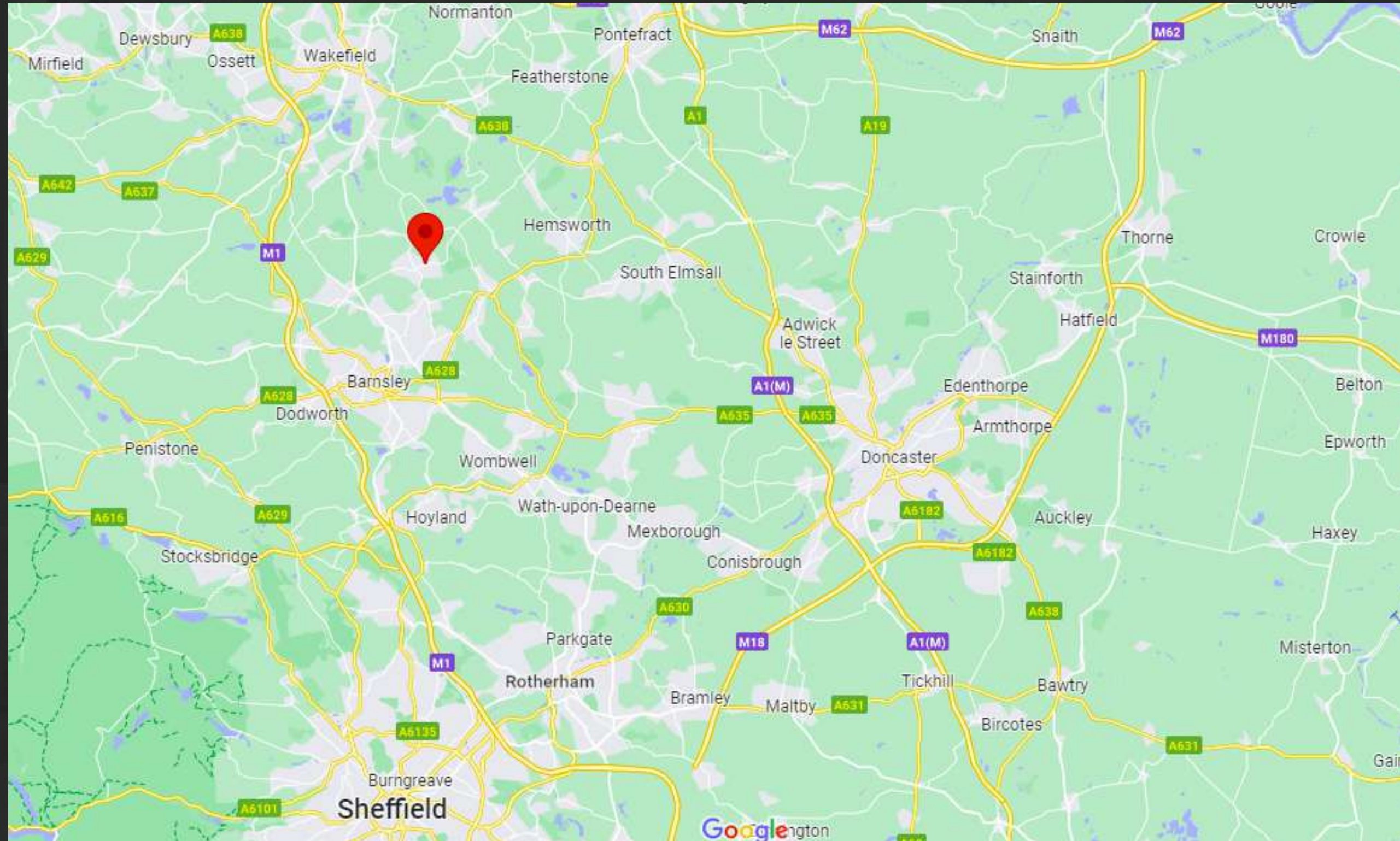
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative 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.

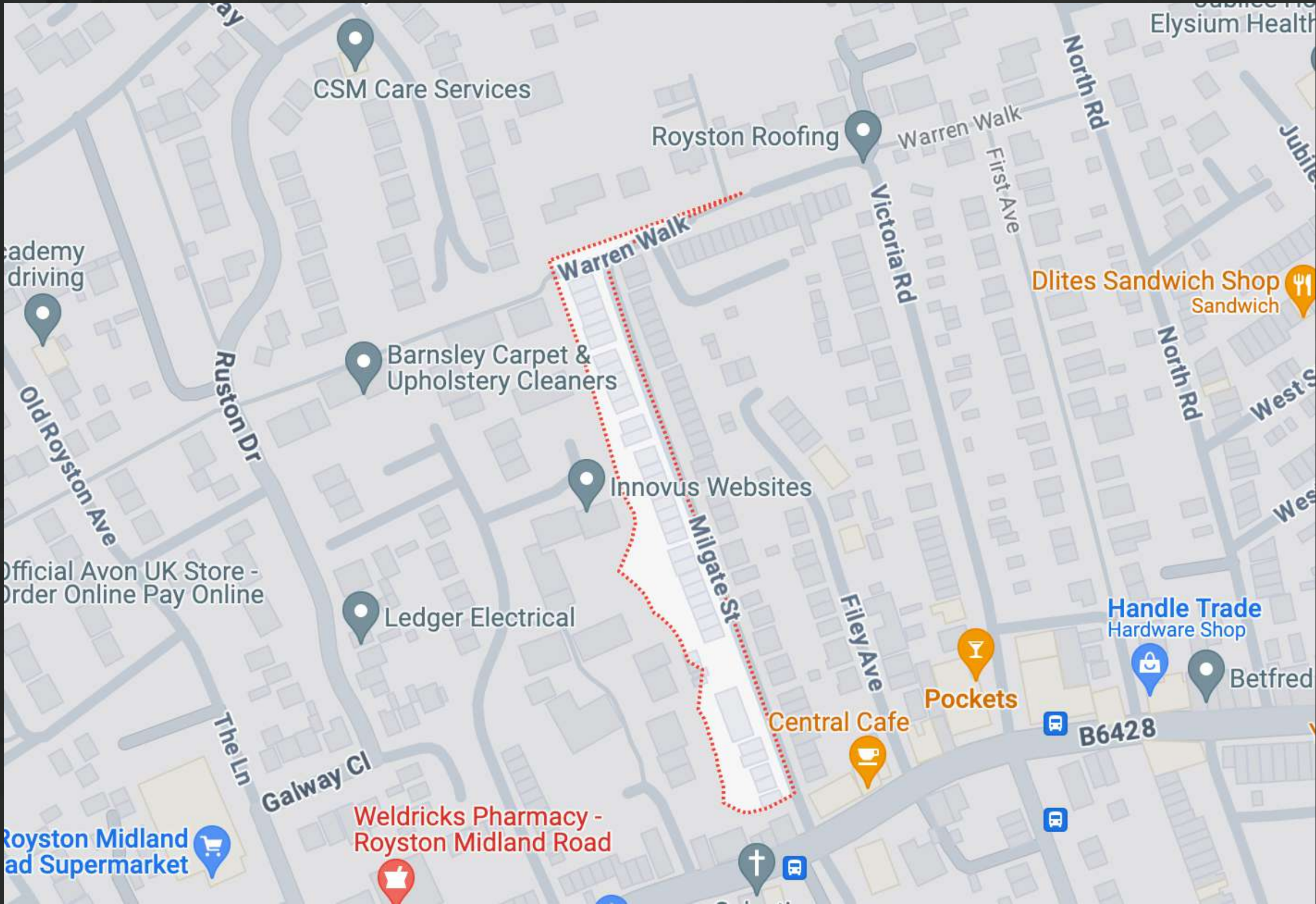
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

NEARBY BUS STOPS

Today

The closest bus stop is Midland Road/Milgate Street and it's only 0.09 miles away from Milgate Street.

Midland Road/Milgate Street

Walking Time

0.09 MILES

1.8 MINUTES

Midland Road/Park View

Walking Time

0.11 MILES

2.1 MINUTES

Park View/Midland Road

Walking Time

0.12 MILES

2.4 MINUTES

Midland Road/Health Centre

Walking Time

0.12 MILES

2.4 MINUTES

Midland Road/Strawberry Gardens

Walking Time

0.13 MILES

2.6 MINUTES

Nearest Railway Stations

Listed here are the 20 closest railway stations to Maltas Court, Worsbrough, Barnsley, S70 4QG. The closest is Barnsley, approximately 1.7 miles away.

Name	Approximate Distance*
Barnsley	1.7 miles
Wombwell	1.9 miles
Elsecar	2.7 miles
Dodworth	3.2 miles
Silkstone Common	4.5 miles
Darton	4.9 miles
Chapeltown (South Yorkshire)	5 miles
Goldthorpe	5.8 miles
Bolton-upon-Dearne	5.9 miles

Flood Map



Extent of flooding from rivers or the sea

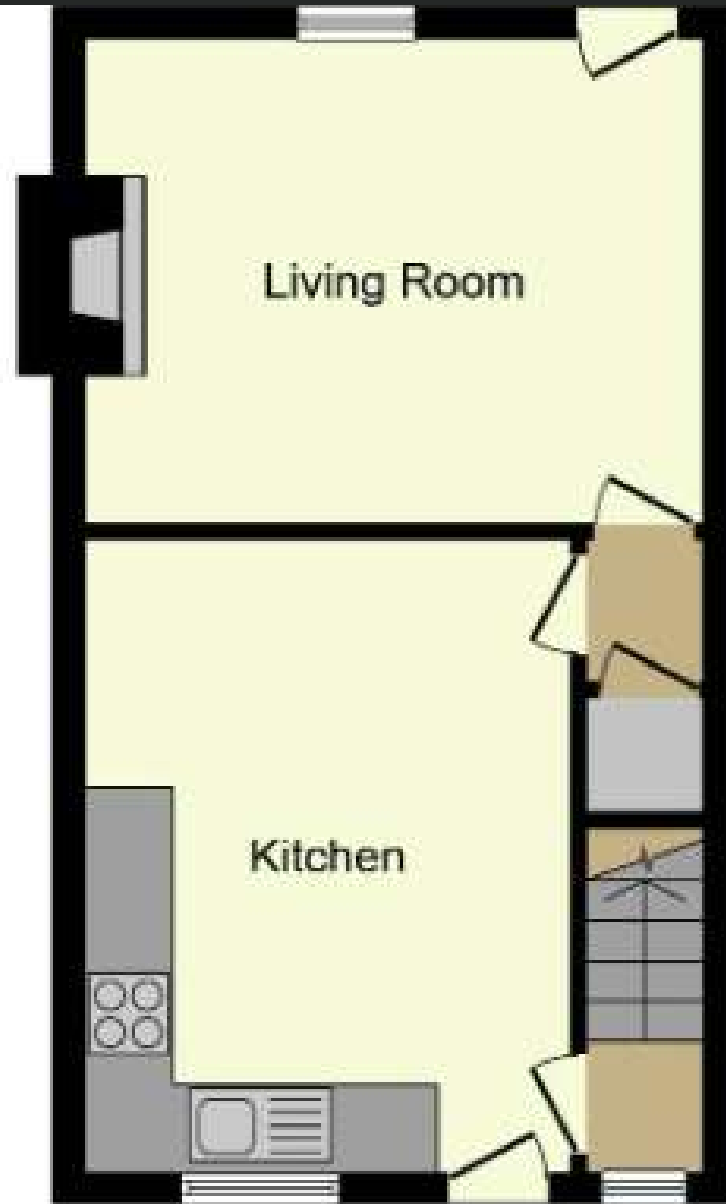
High Medium Low Very low Location you selected

Schools

NEAREST SCHOOLS

- | | | |
|---|--|-----------|
|  | Parkside Primary Academy
State School Ofsted: Good | 0.3 miles |
|  | Royston St John Baptist CE Primary
State School Ofsted: Good | 0.3 miles |
|  | Meadstead Primary Academy
State School Ofsted: Requires improvement | 0.6 miles |
|  | Summerfields Primary Academy
State School Ofsted: Requires improvement | 0.7 miles |

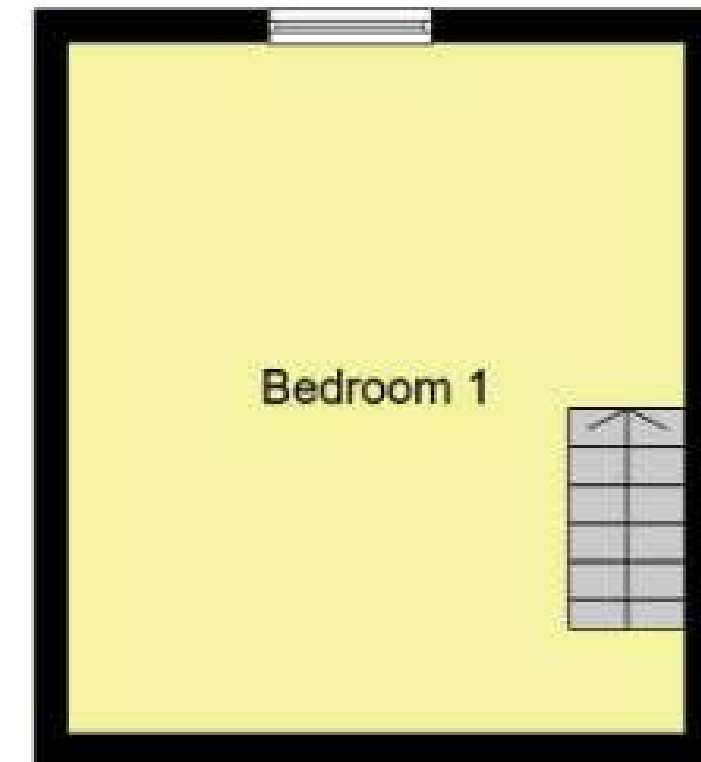
Floor plan



Ground Floor



First Floor

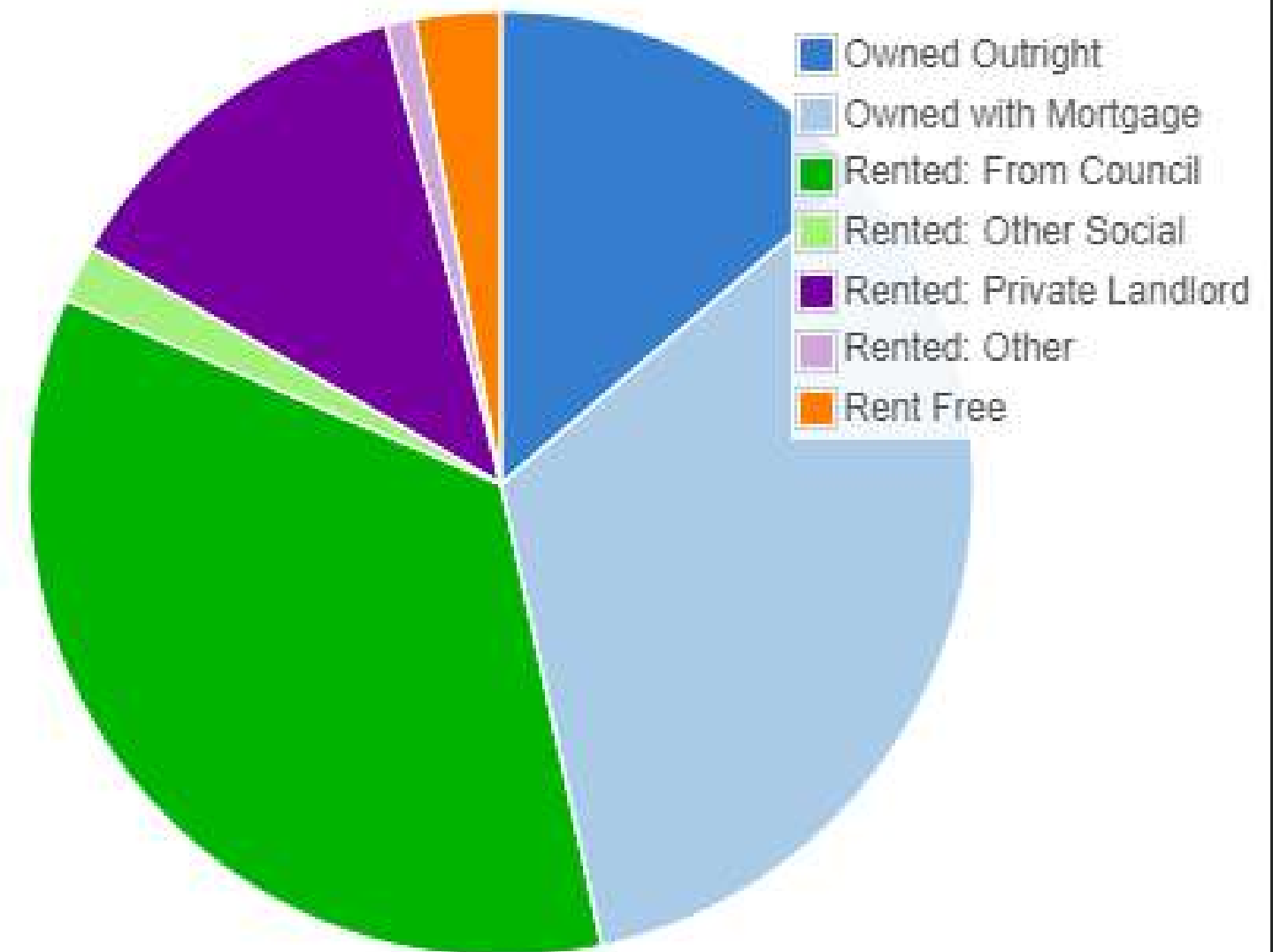


Second Floor

HOUSING

Housing Tenure

Owned Outright	28
Owned with Mortgage	67
Shared Ownership	0
Rented: From Council	71
Rented: Other Social <i>inc. charities and housing associations</i>	4
Rented: Private Landlord <i>inc. letting agents</i>	26
Rented: Other	2
Rent Free	6
Total	204



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Pictures







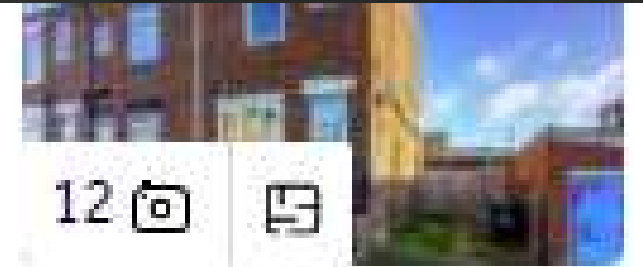
Sold House Prices

2 bed, terraced

£110,000

10 Jun 2022

Freehold



£70,000

2 Dec 2016

Freehold

 1 bath  3 beds  1 reception

FREEHOLD

TERRACE PROPERTY

Estimated price

£87,000 - £106,000

 3 beds


FREEHOLD

MID TERRACE HOUSE

Estimated price

£70,000 - £105,000

Rental Prices



£675.00
per month
£155.77
per week


- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1260486

Meet the landlord

3 Bed Terraced House, North Road, S71




House  3  2

0.14 miles

AVAILABLE NOW AVAILABLE ON THE ZERO DEPOSIT GUARANTEE SCHEME This fully refurbished three double bedroomed property is

LET AGREED

Added on 18/04/2023 by William H. Brown, Barnsley

£925 pcm 
£213 pw

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

