



**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***

## ***CASH PURCHASE***

**Building typ.....3 bed terraced house**

**Construction Type..... Standard**

**Tenure..... Freehold**

**Heating Type.....Coastal Heating**

**Reason of Sale.....Tired vendor**

**Occupier..... Empty**

**Refurbishment.....General**

# *Numbers*

<b>Purchase Price</b>	<b>£68 500</b>
<b>Refurbishment</b>	<b>£37 000</b>
<b>Done Up Value (DUV)</b>	<b>£115 000</b>
<b>Rent</b>	<b>£900</b>
<b>ROE</b>	<b>25.23 %</b>
<b>YELD</b>	<b>15.77 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£110 000</b>
<hr/>	
<b>Sourcing Fee</b>	<b>5000£</b>
<b>Project Management Fee</b>	<b>4000£</b>

# ***REFURB***

**Gas conection**

**Electrical intallation**

**Windows**

**Front & back doors**

**Plastering**

**Painting**

**New kitchen & bathroom**

**Roof reparing**

**Insulation**

**Certificates**

# 3 BED TERRACED HOUSE

PP £68,500

## 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.

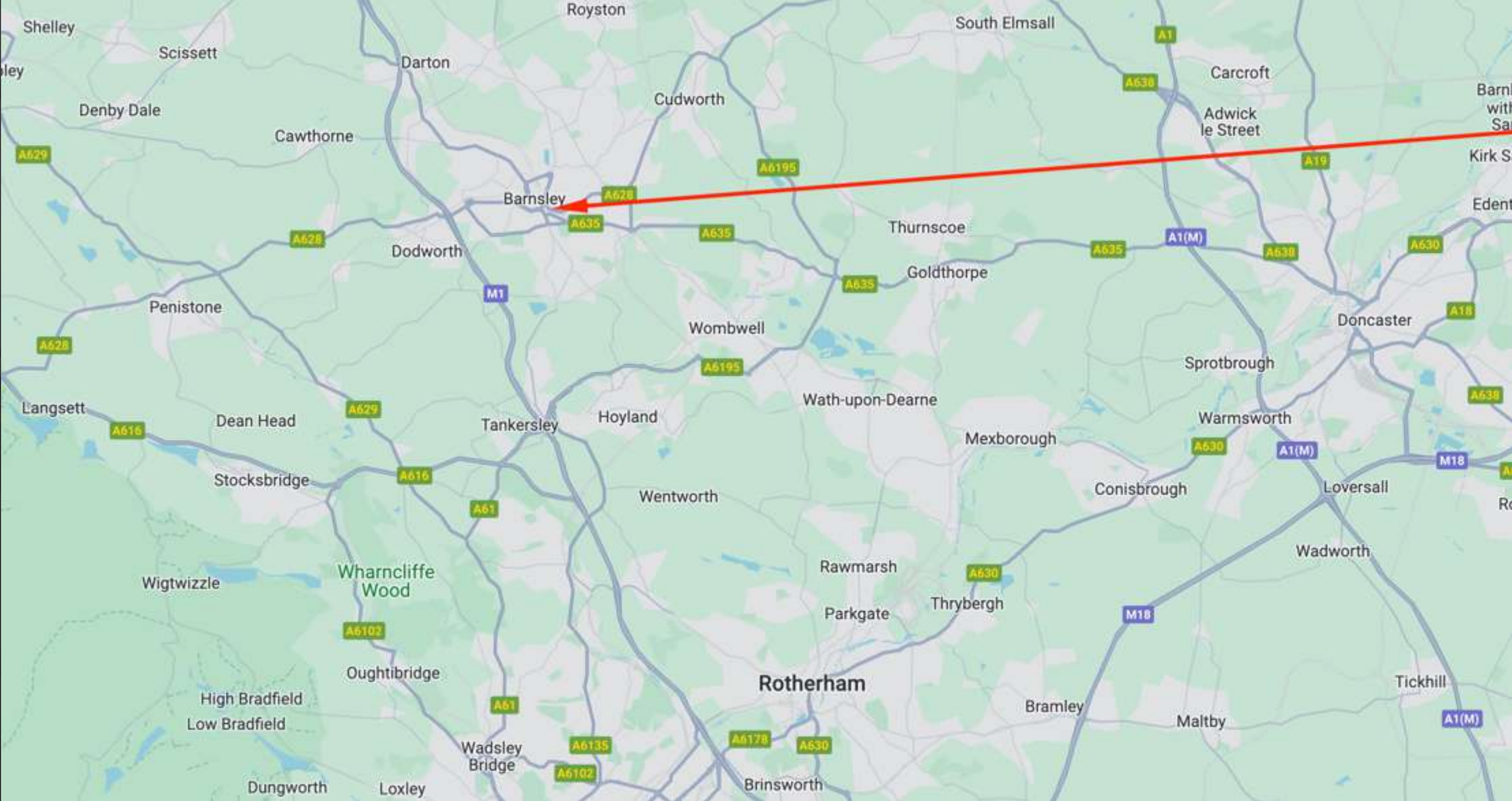
Historic counties of England a part of the West Riding of Yorkshire, Barnsley is notable as a former industrial town centred on coal mining and glassmaking although in the town a few factories remain notably the glassworks and coking plant. Though these industries declined in the 20th century, Barnsley's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

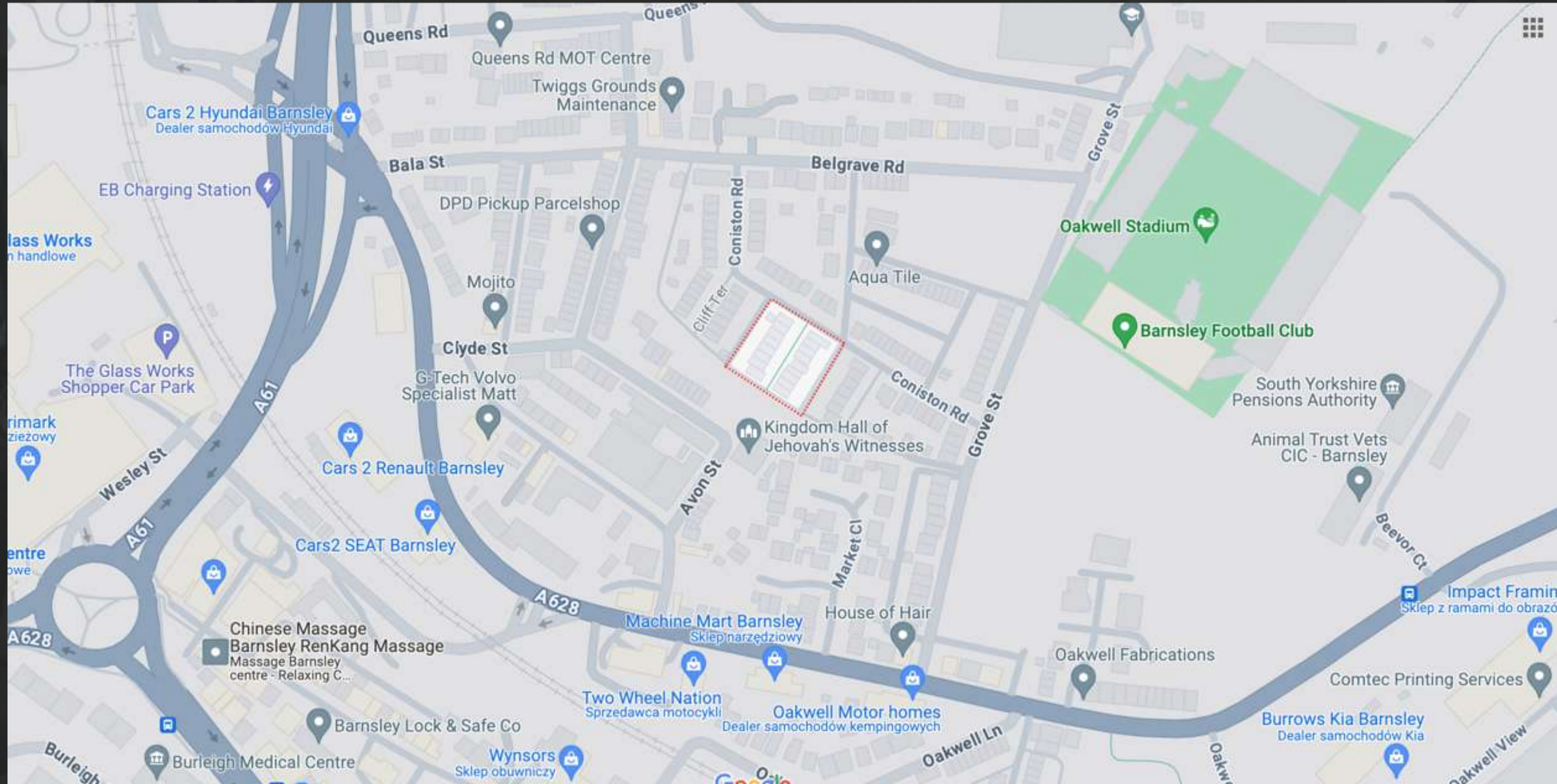




# *Location*



# Location



# Bus / Train

## NEARBY BUS STOPS

Today

The closest bus stop is Pontefract Road/Market Close and it's only 0.1 miles away from Wansfell Terrace.

Pontefract Road/Market Close

Walking Time

**0.1** MILES

**1.9** MINUTES

Doncaster Road/Oakwell Lane

Walking Time

**0.19** MILES

**3.8** MINUTES

Doncaster Road/Waltham Street

Walking Time

**0.21** MILES

**4.2** MINUTES

Pontefract Road/Beevor Hall

Walking Time

**0.22** MILES

**4.5** MINUTES

Sheffield Road/Taylor Row

Walking Time

**0.24** MILES

**4.8** MINUTES

## NEARBY TRAIN STATIONS

Today

The closest train station is Barnsley Rail Station and it's only 0.31 miles away from Wansfell Terrace.

Barnsley Rail Station

Walking Time

**0.31** MILES

**6.1** MINUTES

Dodworth Rail Station

Walking Time

**2.51** MILES

**50.2** MINUTES

Wombwell Rail Station

Walking Time

**3.29** MILES

**65.9** MINUTES

Darton Rail Station

Walking Time

**3.46** MILES

**69.3** MINUTES

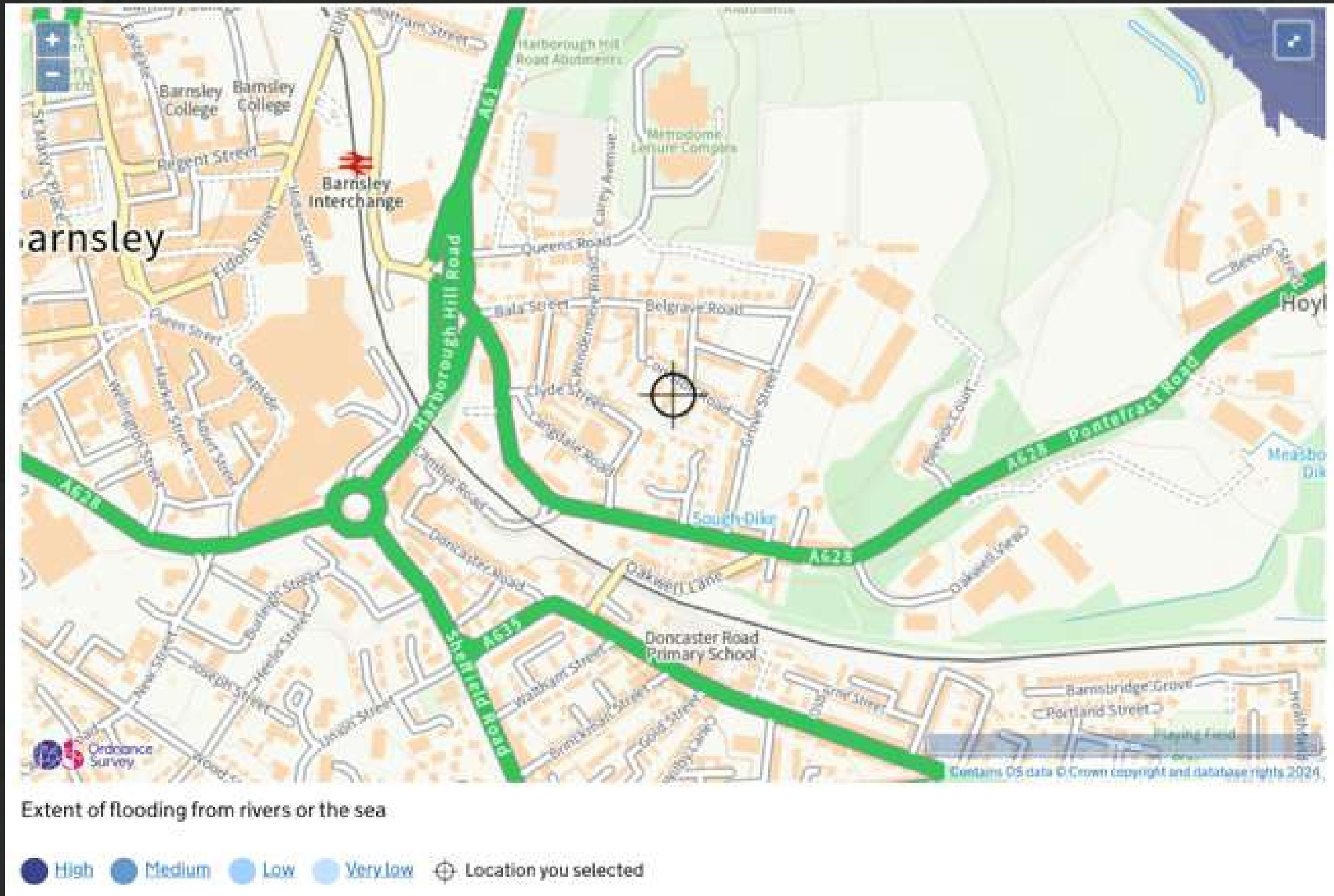
Silkstone Common Rail Station

Walking Time

**3.95** MILES

**79** MINUTES

# Flood Map



# Schools

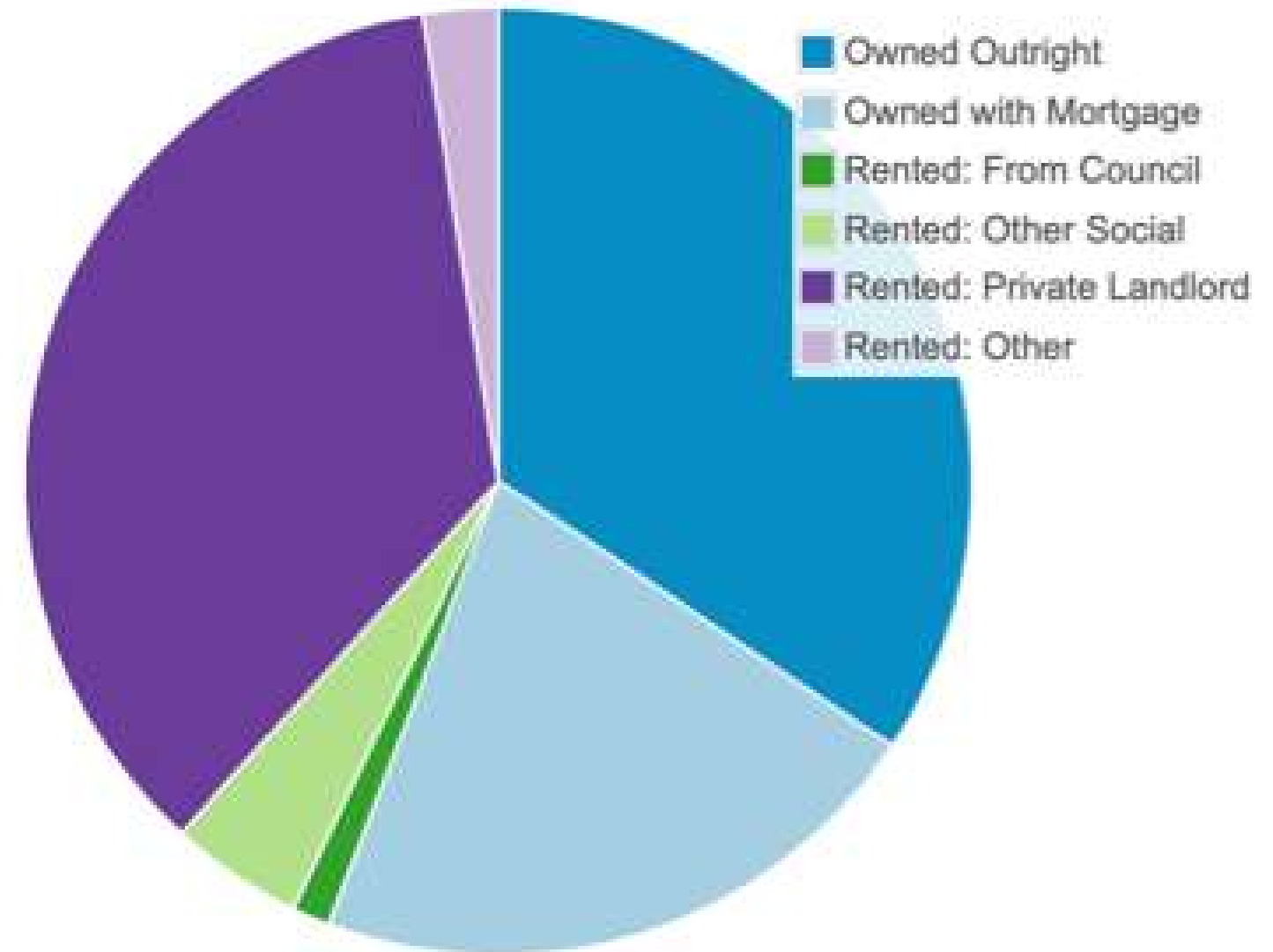
## NEAREST SCHOOLS

-  **Oakwell Rise Primary Academy** 0.2 miles  
State School | Ofsted: Good
-  **Queens Road Academy** 0.2 miles  
State School | Ofsted: Good
-  **Trinity Academy St. Edwards** 0.5 miles  
State School | Rating: N/A
-  **Barnsley College** 0.5 miles  
State School | Ofsted: Outstanding

# HOUSING

## Housing Tenure

Owned Outright	53
Owned with Mortgage	33
Shared Ownership	0
Rented: From Council	2
Rented: Other Social	7
Rented: Private Landlord <i>inc. letting agents</i>	55
Rented: Other	4
Rent Free	0
<b>Total</b>	<b>154</b>



# ***EPC***

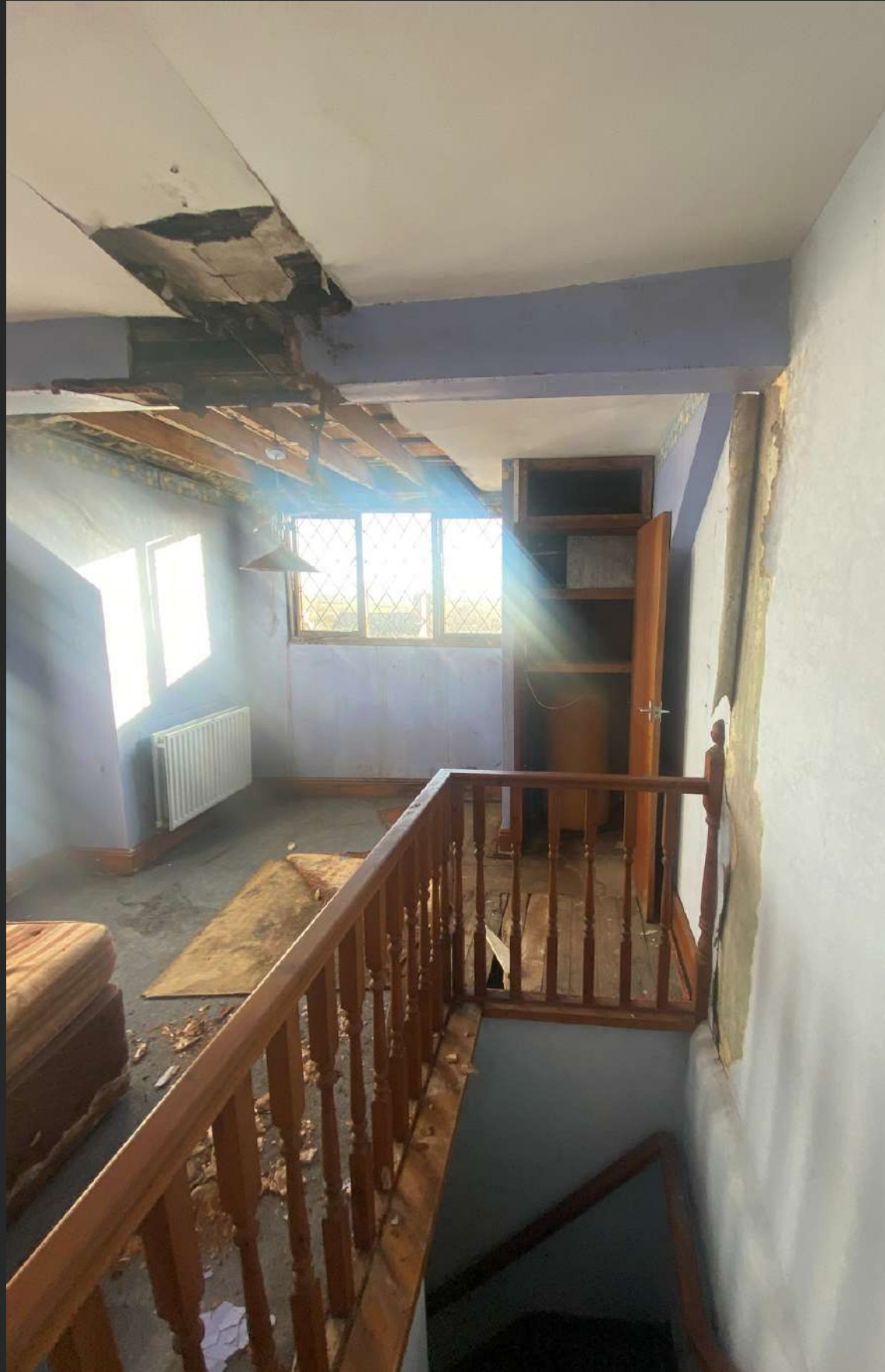
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>	37 F	
1-20	<b>G</b>		

# *Pictures*









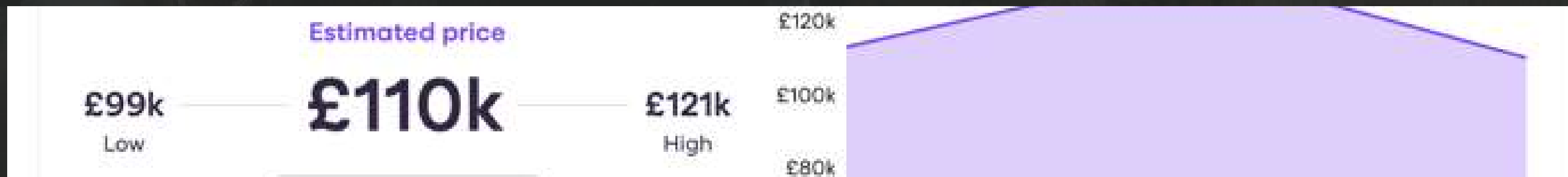





# Sold House Prices

3 bed, terraced				 
£118,000	3 Aug 2023	Freehold		
£35,500	17 Oct 1997	Freehold		

3 bed, terraced				 
£110,000	28 Oct 2022	Freehold		
£21,500	22 May 1997	Freehold		



# Rental Prices



Terraced 🏠 3 🛏 1


0.71 miles

AVAILABLE END OF JANUARY ..... GREAT THREE BEDROOM MID TERRACE IN A QUIET LOCATION CLOSE TO THE TOWN CENTRE.

**LET AGREED**

Added on 03/01/2024 by William H. Brown, Barnsley

£900 pcm ↔️ 📊  
£208 pw



£870.00  
per month


£200.77  
per week

- ✔️ No admin fees
- ✔️ No hidden charges


Let Agreed

Property Reference:  
1858123

Meet the landlord



3 Bed Terraced House, Pontefract Road, S71



£800.00  
per month


£184.62  
per week

- ✔️ No admin fees
- ✔️ No hidden charges

Let Agreed

Property Reference:  
1837910

Meet the landlord



3 Bed End Terrace, Sherwood Street, S71

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

## About property

### **ALEKSANDRA SUSZKA**

- Tel: +44 7563757829
- E-mail: [alex.suszka@sellhousewithus.com](mailto:alex.suszka@sellhousewithus.com)

## About process

### **MAREK KMIOTEK**

- Tel: +44 7534 878 739
- E-mail: [marek.kmiotek@sellhousewithus.com](mailto:marek.kmiotek@sellhousewithus.com)



Dawid Dowbusz

