



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*

-BARNSELEY-

CASH

Details

Building typ.....3 bed semi-detached house

Construction Type..... Standard

Tenure..... Freehold

Heating Type.....Electric

Reason of Sale.....Senior Vendor

Occupier..... Empty

Refurbishment.....Minor

Numbers

Purchase Price	£113 000
Refurbishment	£30 000
Done Up Value (DUV)	£171 500
Rent	£1000
ROE	25.11 %
YIELD	10.63%
TOTAL INVESTMENT COST (BTL)	~£148 500
<hr/>	
Sourcing Fee	5000£
Project Management Fee	4000£

REFURB

Plastering

Painting

Flooring

Internal doors

Gas connection

Radiators & Boiler

New kitchen

Bathroom refreshment

Fuse Box

Certificates

3 BED SEMI- DETACHED HOUSE (GARAGE)

PP £113.000 CASH

BARNSLEY

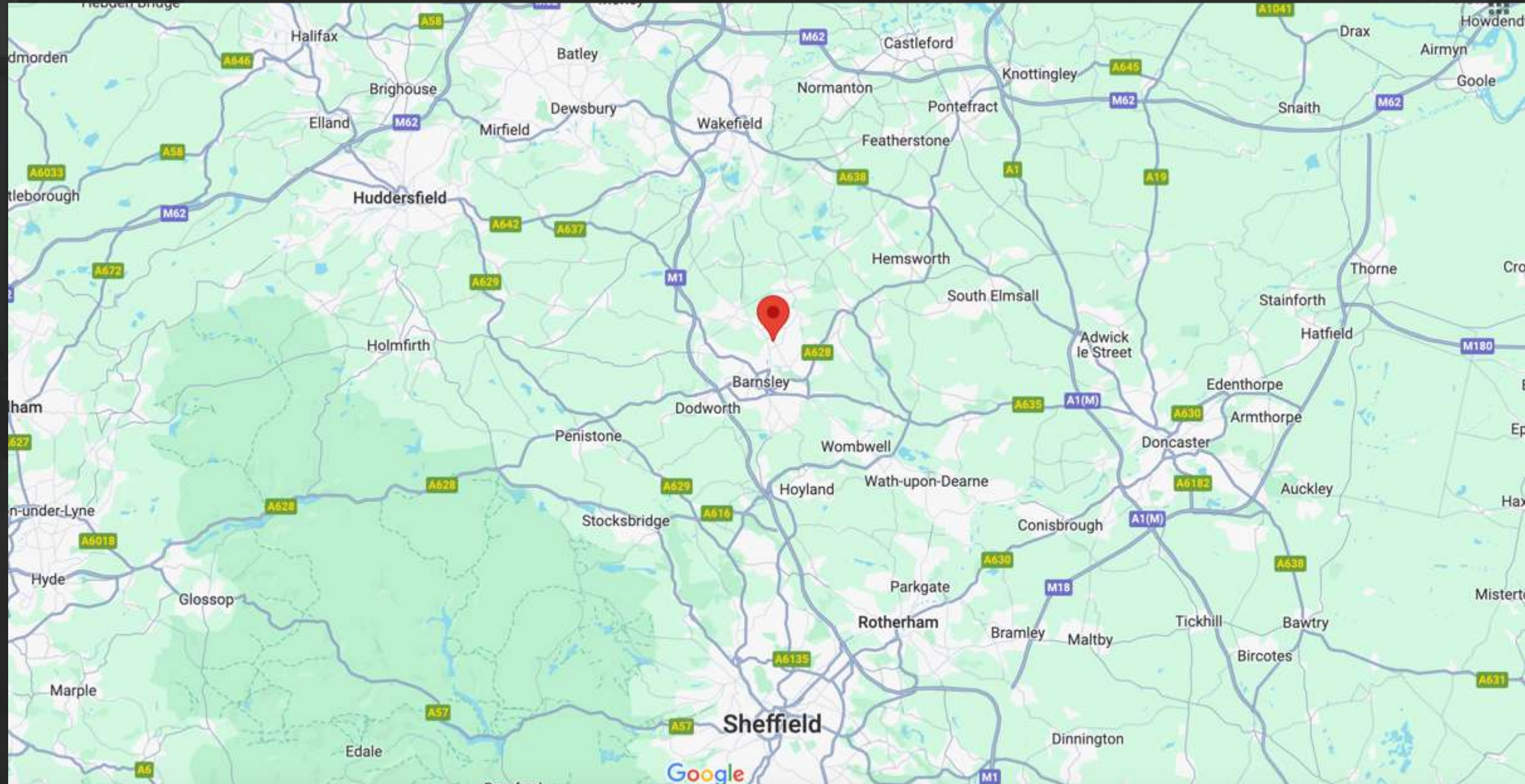
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative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



Bus / Train

Chatsworth Road/Wingfield Road

0.04 MILES

Walking Time

0.9 MINUTES

Rotherham Road/Chatsworth Road

0.08 MILES

Walking Time

1.6 MINUTES

Bakewell Road/Wingfield Road

0.12 MILES

Walking Time

2.4 MINUTES

Rotherham Road/Ravenfield Drive

0.14 MILES

Walking Time

2.9 MINUTES

Chatsworth Road/Ashbourne Road

0.18 MILES

Walking Time

3.5 MINUTES

Barnsley Rail Station

1.45 MILES

Walking Time

29 MINUTES

Darton Rail Station

2.65 MILES

Walking Time

53 MINUTES

Dodworth Rail Station

3.3 MILES

Walking Time

65.9 MINUTES

Wombwell Rail Station

4.54 MILES

Walking Time

90.9 MINUTES

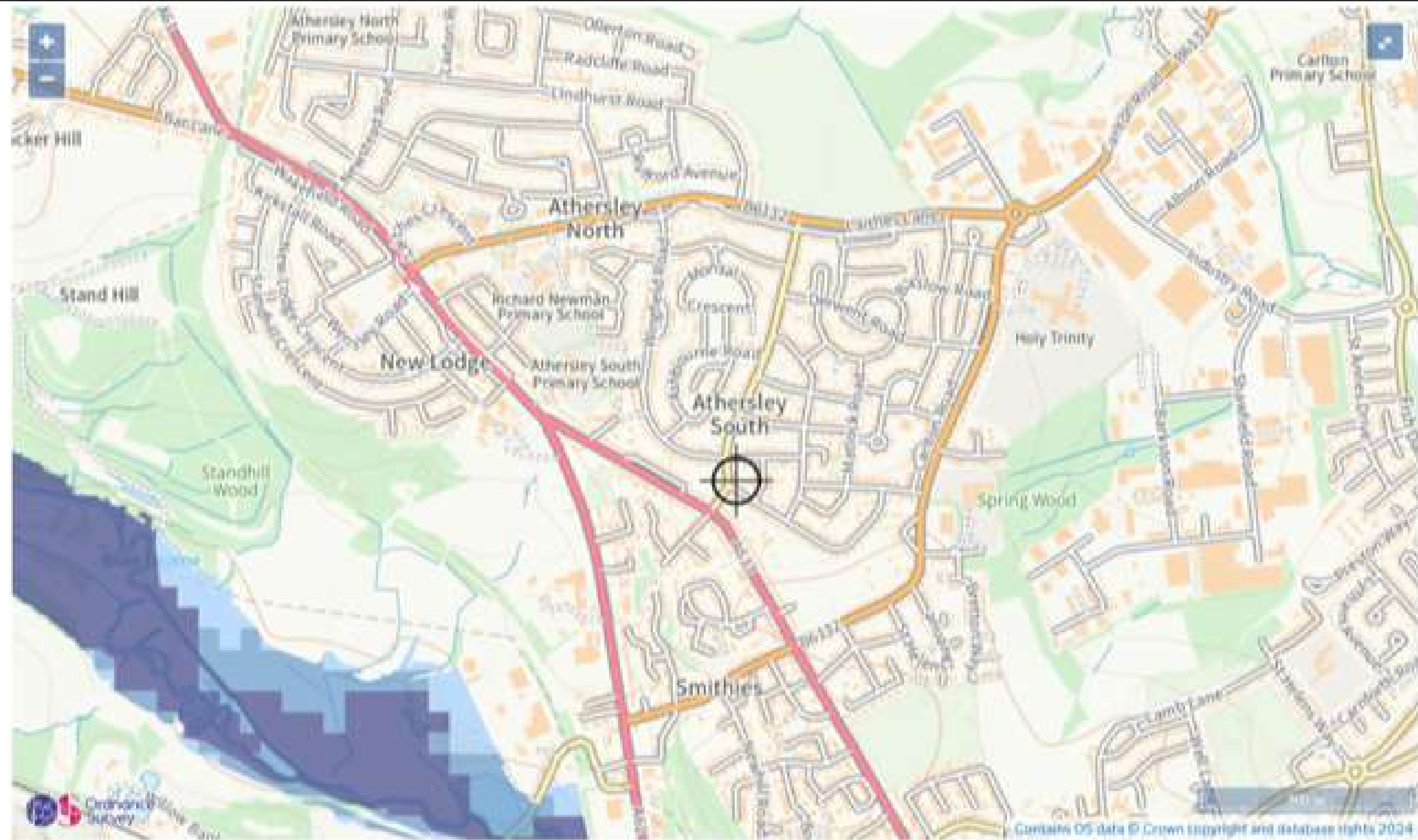
Silkstone Common Rail Station

4.73 MILES

Walking Time

94.7 MINUTES

Flood Map



Extent of flooding from rivers or the sea

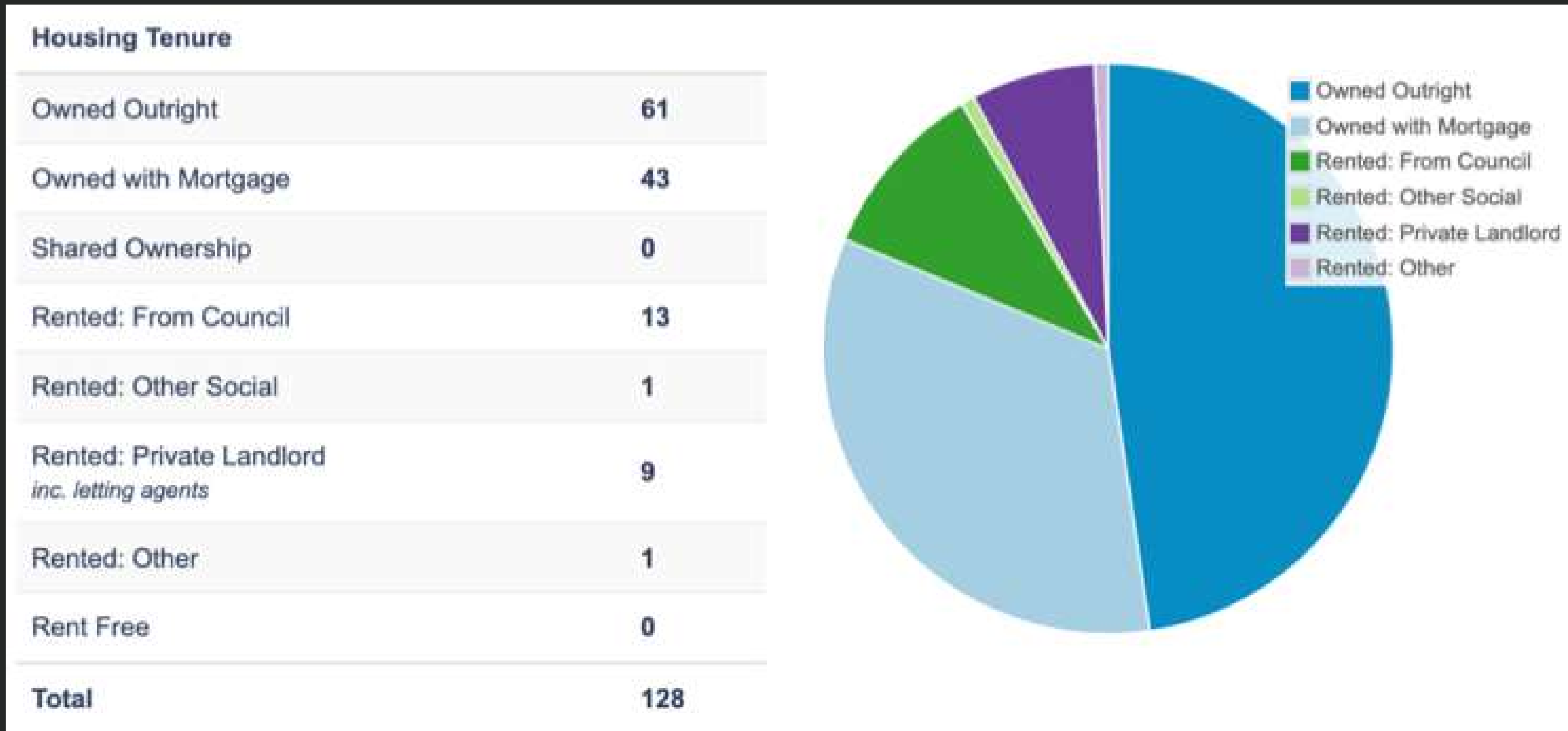
● High ● Medium ● Low ● Very low ⊕ Location you selected

Schools

NEAREST SCHOOLS

-  **Athersley South Primary School** 0.3 miles
State School | Rating: N/A
-  **Laithes Primary School** 0.4 miles
State School | Ofsted: Good
-  **Springwell Alternative Academy** 0.4 miles
State School | Ofsted: Good
-  **Springwell Special Academy** 0.4 miles
State School | Ofsted: Good

HOUSING



Pictures







Sold House Prices

3 bed, terraced

£170,000

28 Apr 2023

Freehold

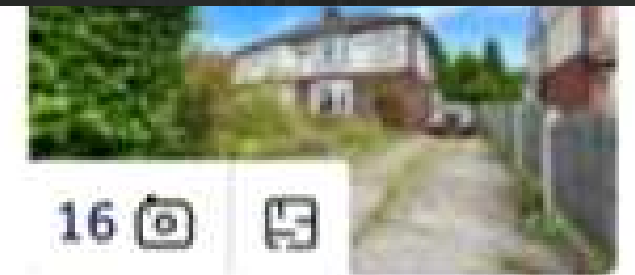


3 bed, semi-detached

£177,000

8 Jun 2023

Freehold

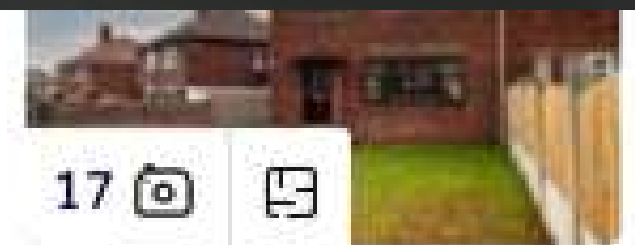


3 bed, semi-detached


£170,000

3 Mar 2023

Freehold



Rental Prices



£1,000 per month 0.5 km Last Updated around 1 day ago

3 Bed Terraced House, 1

This well presented mid terrace property must be seen to appreciate what is on offer and is available close to the town cen ...

3 Beds • 1 Bath • Unfurnished

[View Details](#)



3 Bed Semi-Detached House,

£1,000.00
per month
£230.77
per week

- ✓ No admin fees
- ✓ No hidden charges

[Let Agreed](#)

Property Reference:
1919002

Meet the landlord



Semi-Detached House,

£1,000.00
per month
£230.77
per week

- ✓ No admin fees
- ✓ No hidden charges

[Let Agreed](#)

Property Reference:
1869690

Meet the landlord



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

