



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.....Tired vendor

Occupier..... Empty

Refurbishment.....Minor

Numbers

Purchase Price	£90 250
Refurbishment	£20 000
Done Up Value (DUV)	£128 000
Rent	£900
ROE	25.54 %
YELD	11.97 %
TOTAL INVESTMENT COST (BTL)	~£48 500
<hr/>	
Sourcing Fee	5000£
Project Management Fee	4000£

REFURB

Plastering

Painting

Internal doors

Radiators

New kitchen & bathroom

Insulation

Certificates

3 BED TERRACED HOUSE

PP £90,250

BARNSLEY

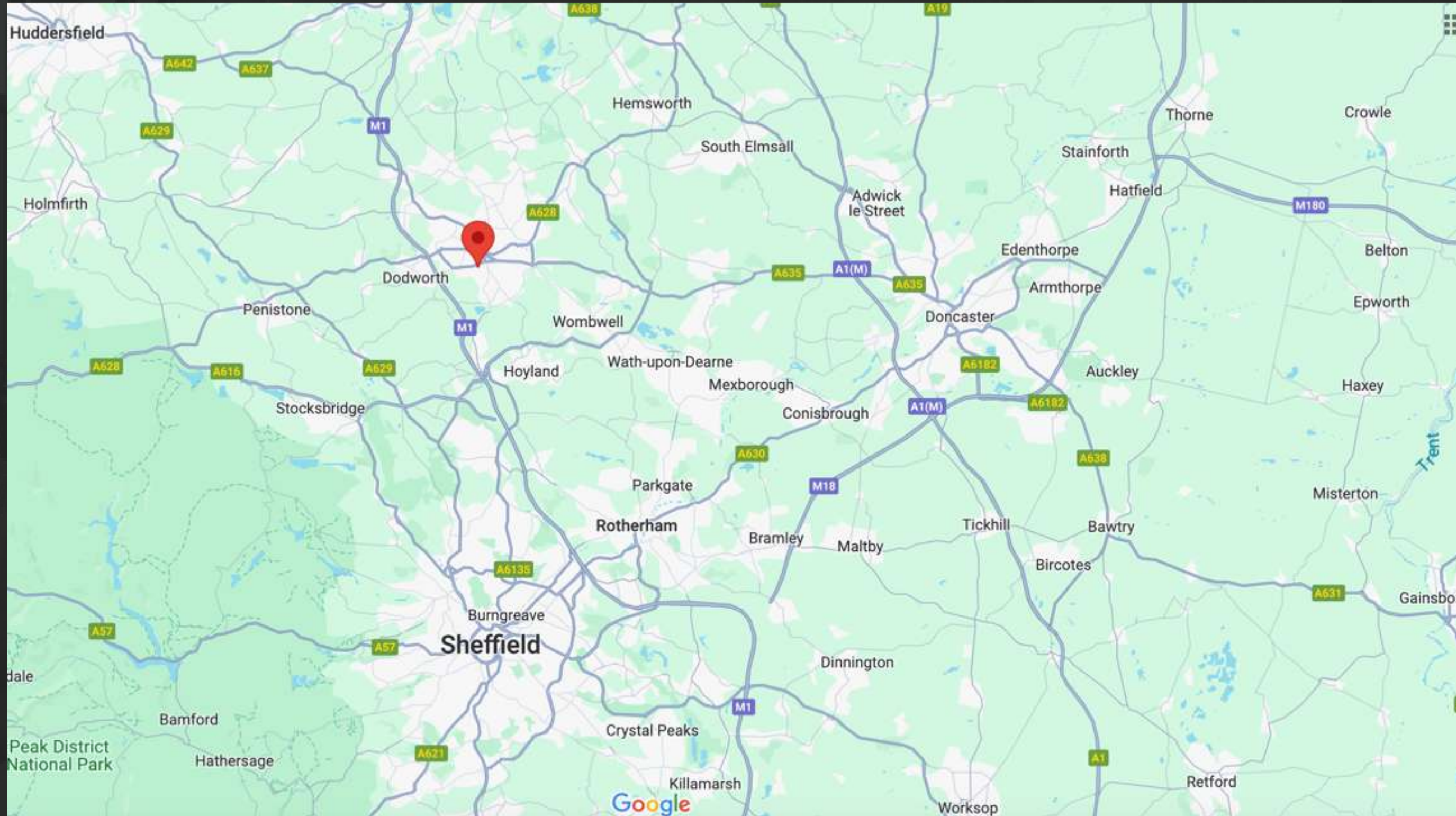
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative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

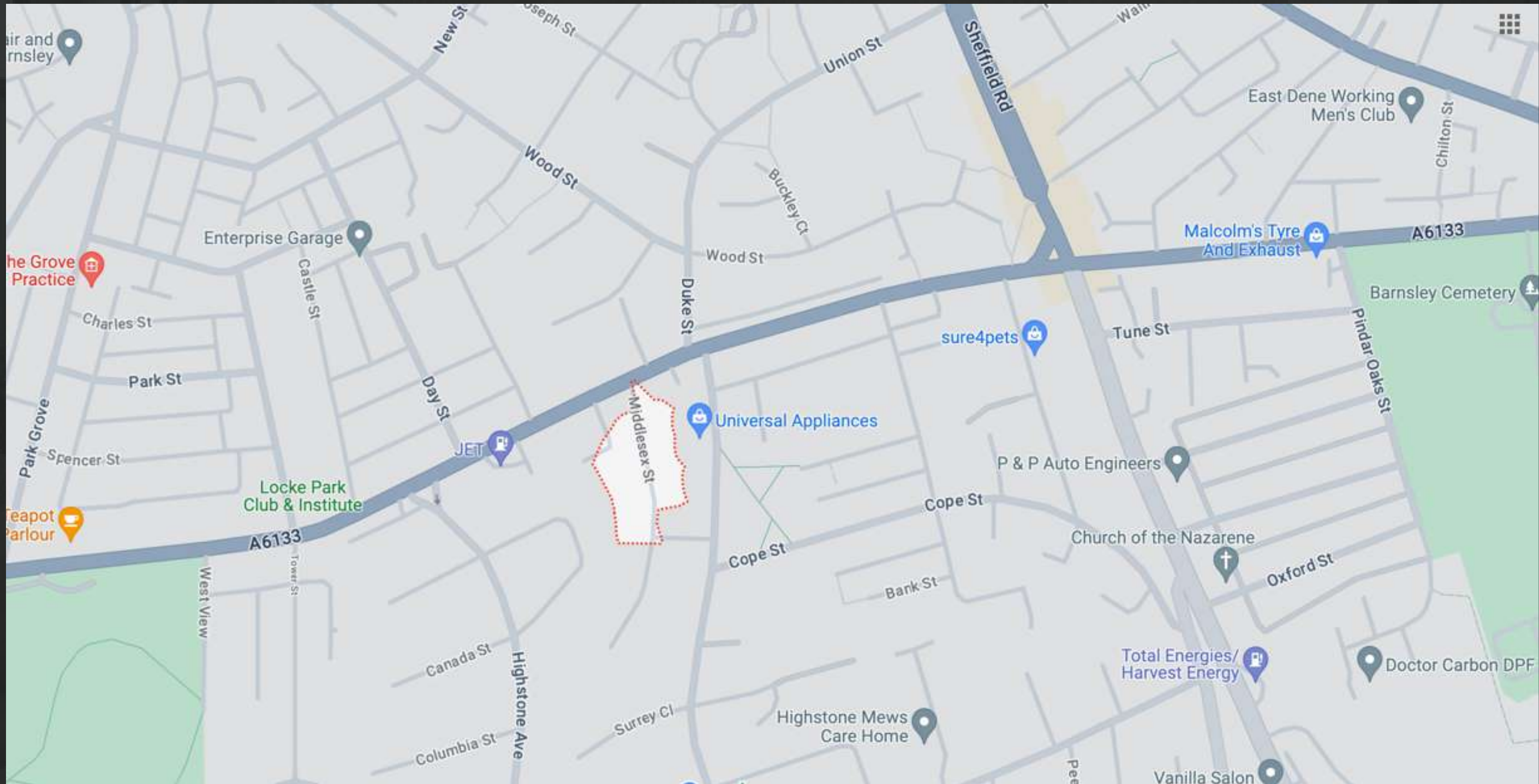
It is between junctions 36 and 38 of the M1 motorway and has a Barnsley railway station served by the Hallam Line and Penistone Line Lines. Barnsley F.C. is the local Association football club.



Location



Location



Bus / Train

Warren Quarry Lane/Essex Road

0.04 MILES

Walking Time

0.9 MINUTES

Park Road/California Gardens

0.05 MILES

Walking Time

0.9 MINUTES

Warren Quarry Lane/Park Road

0.05 MILES

Walking Time

1 MINUTES

Highstone Avenue/California Crescent

0.09 MILES

Walking Time

1.7 MINUTES

Highstone Avenue/California Street

0.09 MILES

Walking Time

1.8 MINUTES

Barnsley Rail Station

0.64 MILES

Walking Time

12.7 MINUTES

Dodworth Rail Station

2.14 MILES

Walking Time

42.7 MINUTES

Wombwell Rail Station

3.25 MILES

Walking Time

64.9 MINUTES

Silkstone Common Rail Station

3.52 MILES

Walking Time

70.5 MINUTES

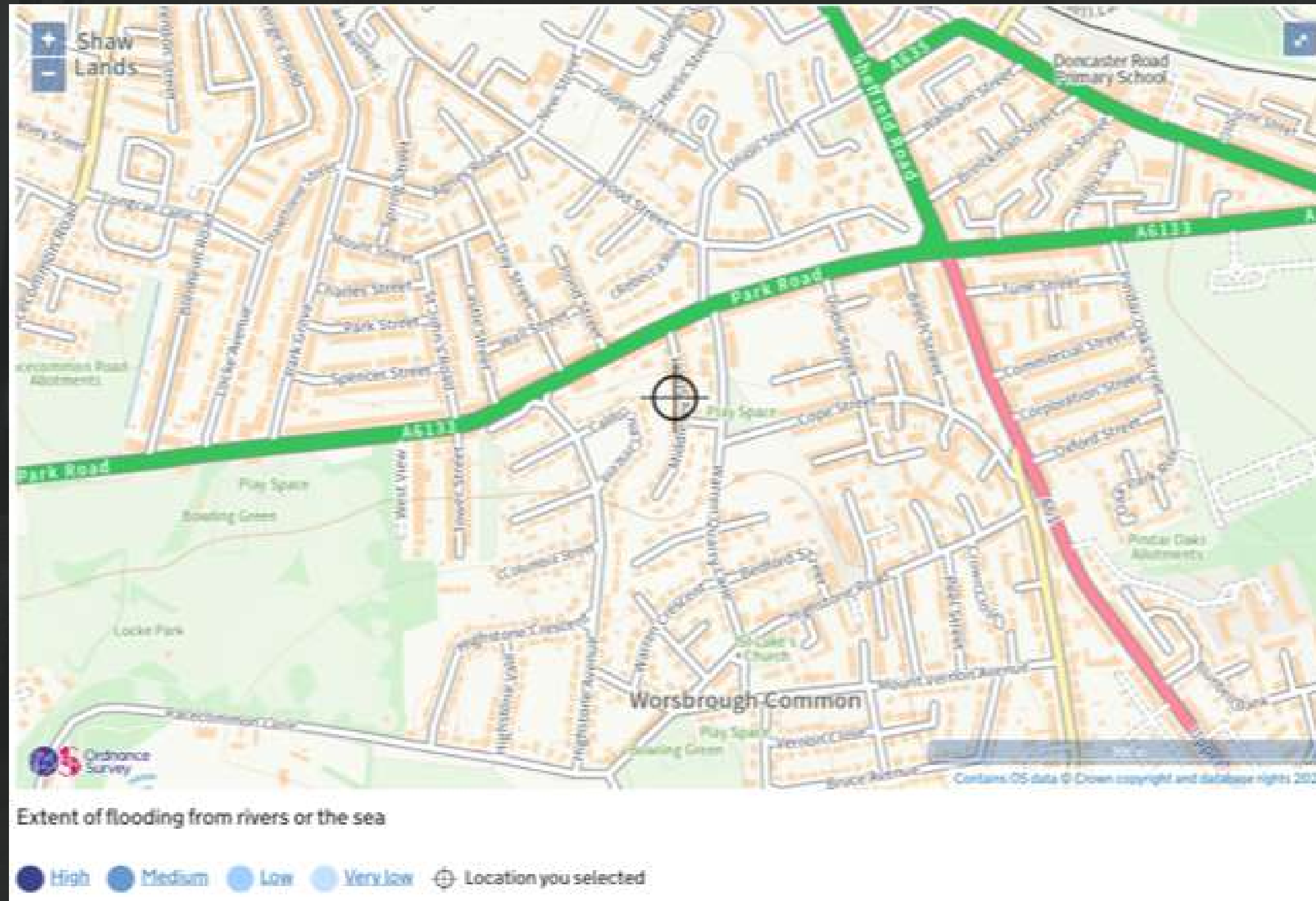
Darton Rail Station

3.59 MILES

Walking Time

71.8 MINUTES

Flood Map

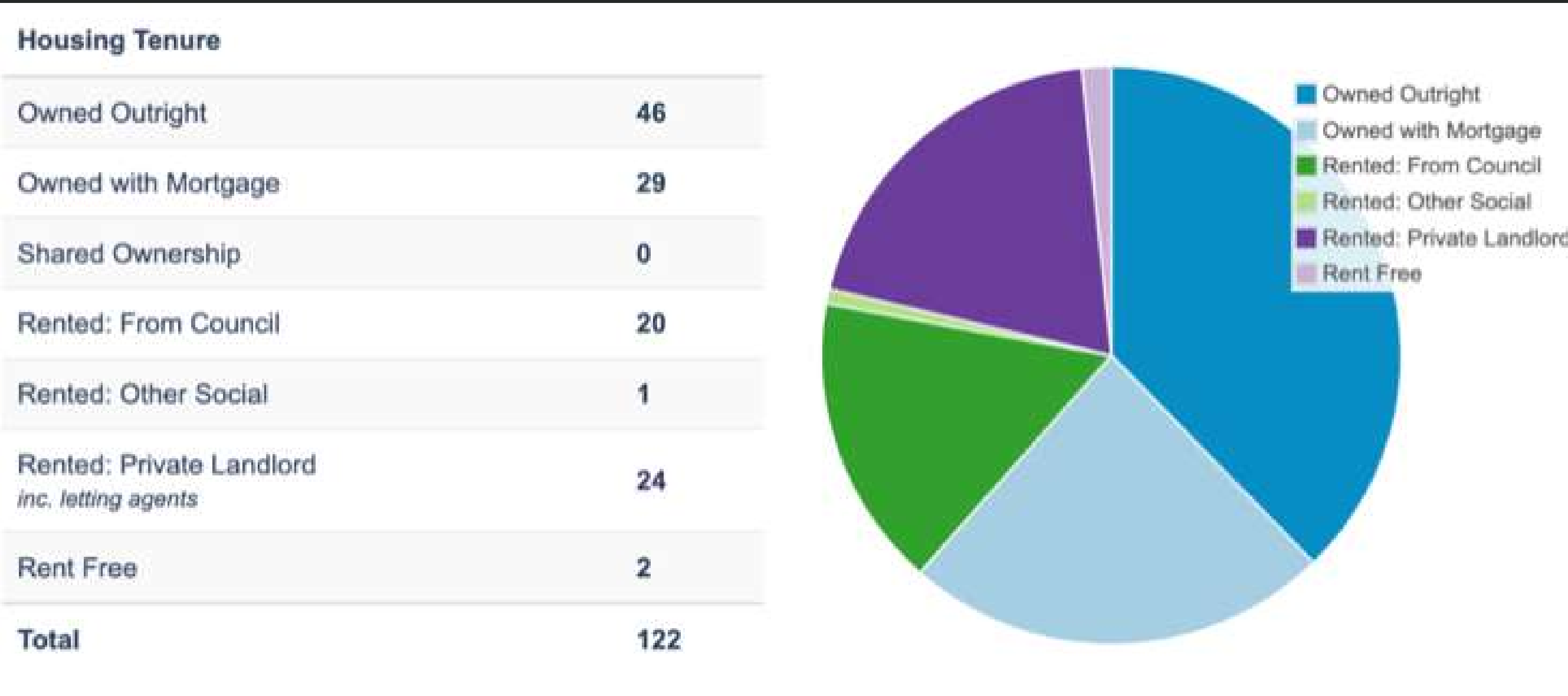


Schools

NEAREST SCHOOLS

-  **Worsbrough Common Primary School** 0.4 miles
State School | Rating: N/A
-  **Barnsley College** 0.5 miles
State School | Ofsted: Outstanding
-  **Oakwell Rise Primary Academy** 0.4 miles
State School | Ofsted: Good
-  **Trinity Academy St. Edwards** 0.7 miles
State School | Rating: N/A

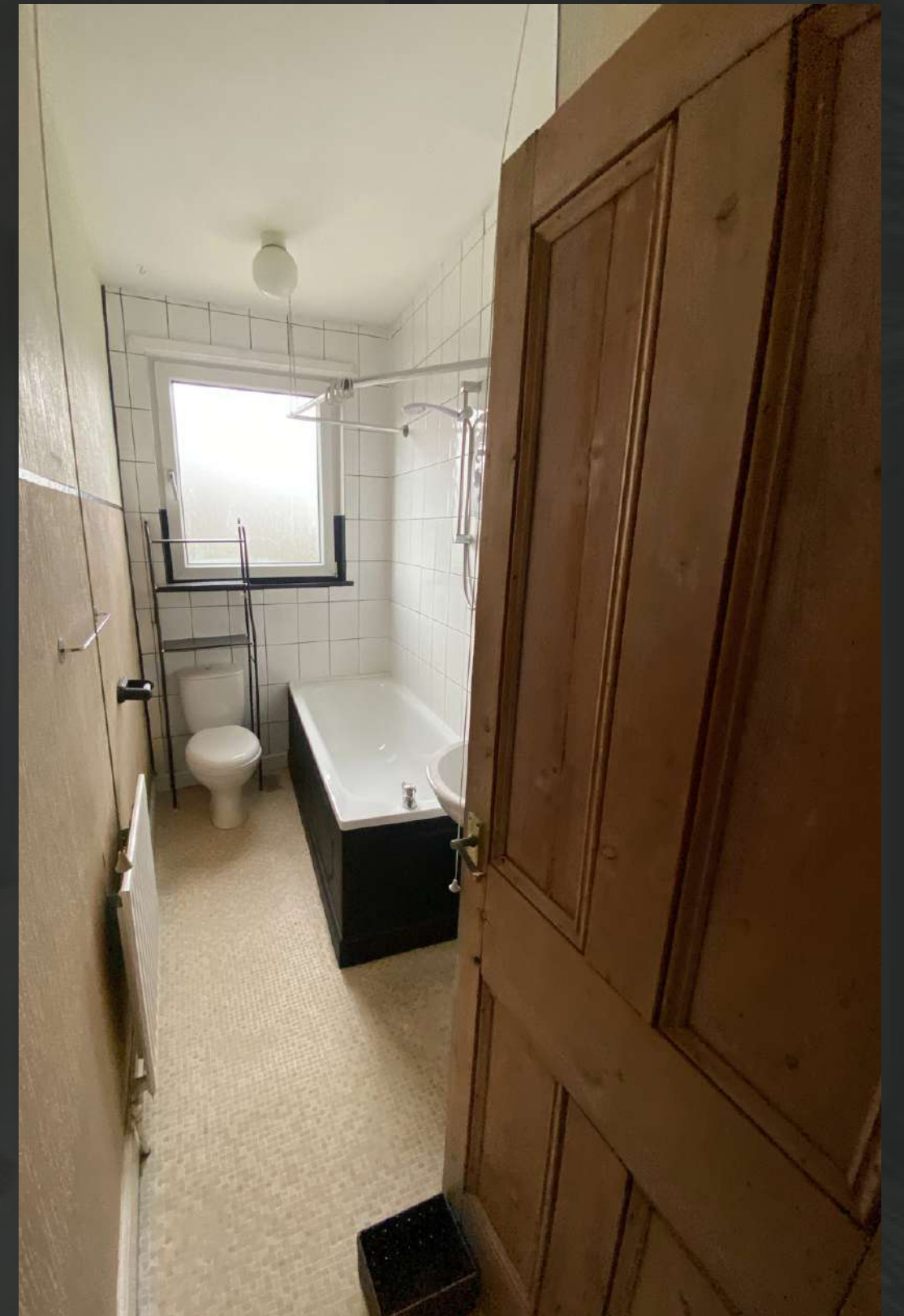
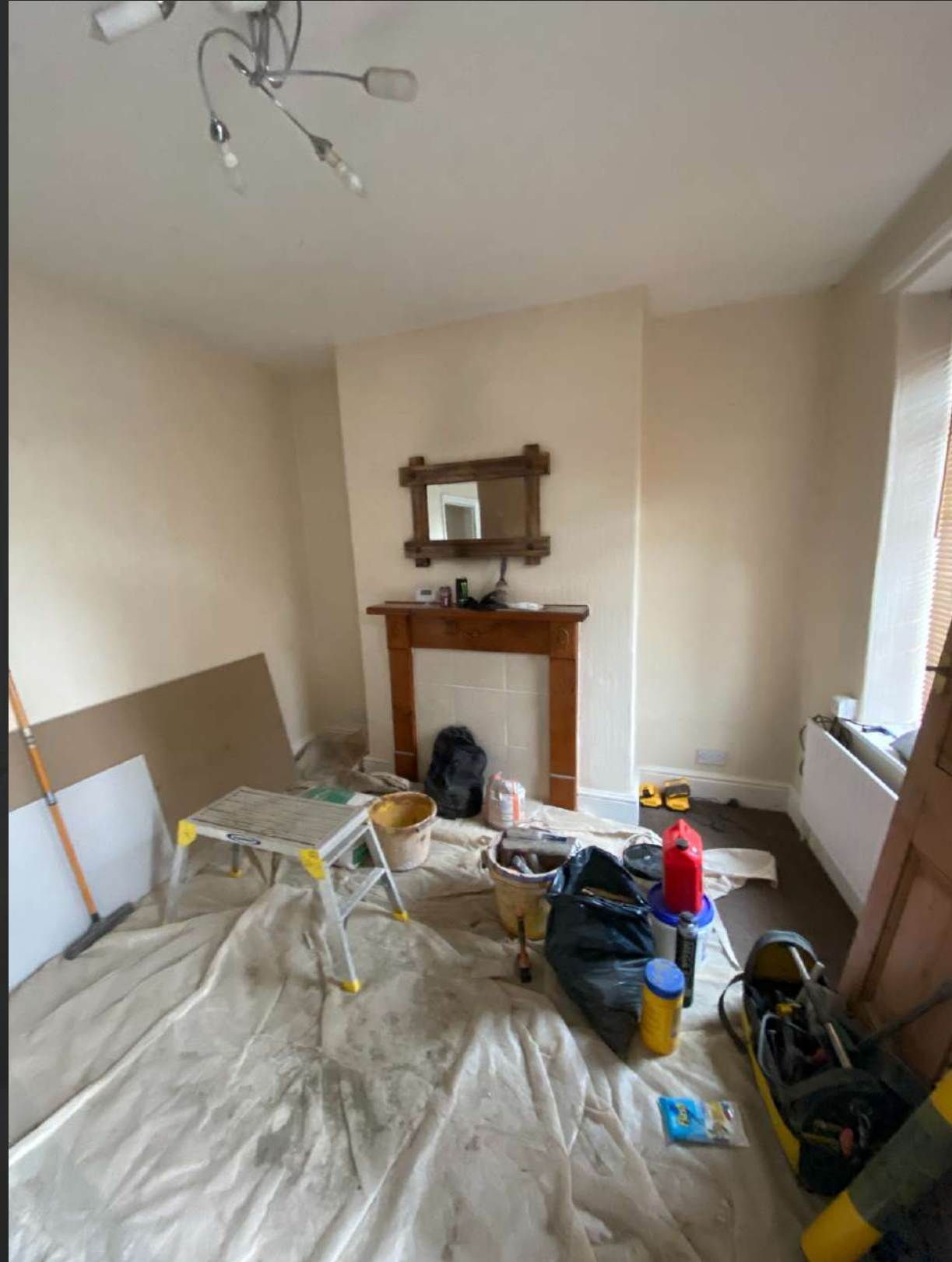
HOUSING



EPC

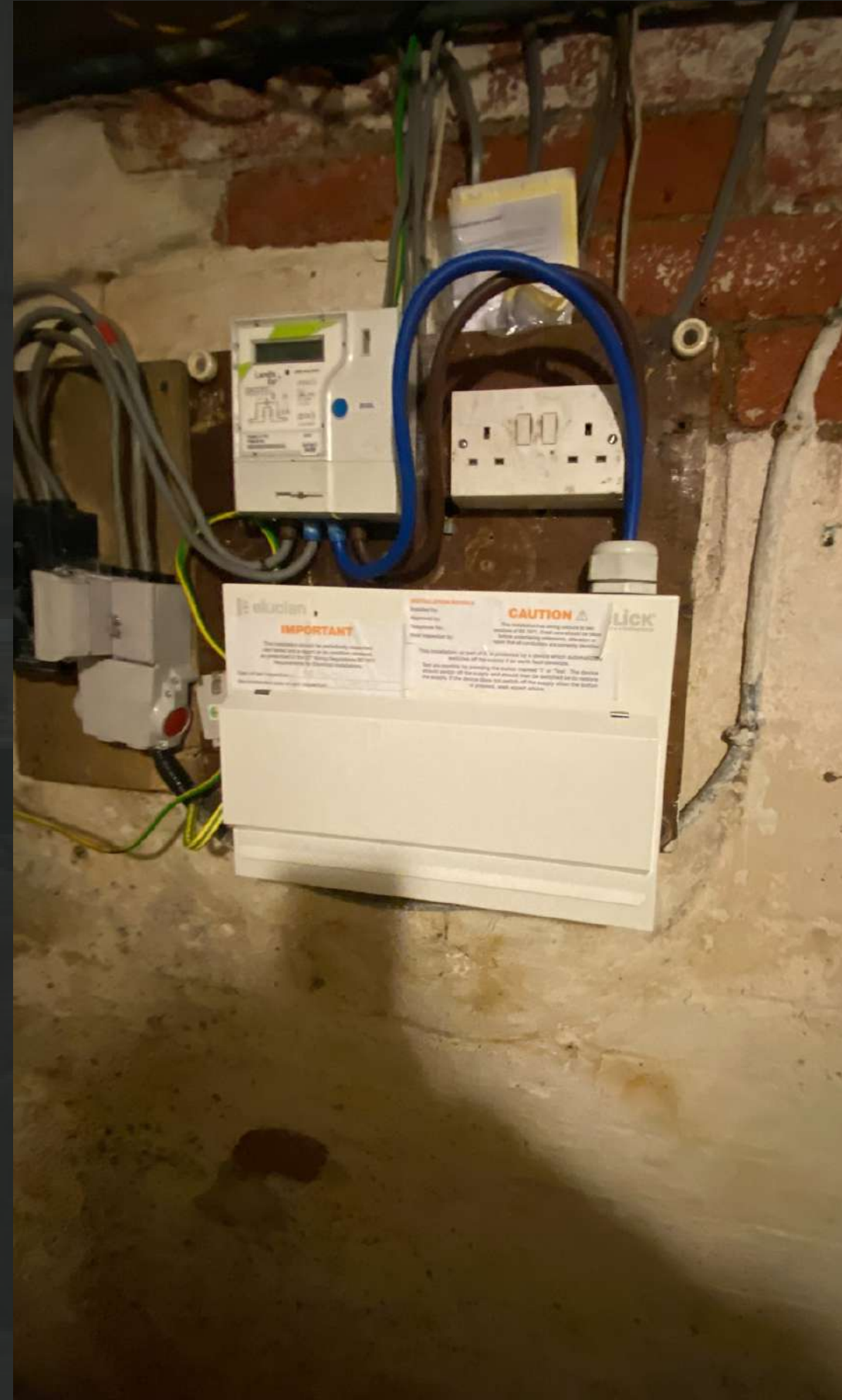
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Pictures









Sold House Prices

3 bed, terraced

£135,000

27 Jan 2023

Freehold



3 bed, terraced

£170,000

28 Apr 2023

Freehold



2 bed, terraced

£140,000

27 Jan 2023

Freehold



3 bed, terraced

£140,000

21 Dec 2022

Freehold



3 bed, terraced


£115,000

17 Feb 2023

Freehold




Rental Prices



Terraced 🏠 3 🛀 1
0.77 miles
AVAILABLE END OF JANUARY GREAT THREE BEDROOM MID TERRACE IN A QUIET LOCATION CLOSE TO THE TOWN CENTRE.

£900 pcm ↔ 📱

LET AGREED




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

3 Bed Terraced House, Mount Vernon Road, S70

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



£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



£775.00 per month
£178.85 per week

- ✔ No admin fees
- ✔ No hidden charges

Let Agreed

Property Reference: 1855311

Meet the landlord

3 Bed Terraced House, Doncaster Road, S70

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

