



**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 BACK-TO BACK  
TERRACED HOUSE*

*-MORLEY-  
LEEDS*

---

# ***Details***

**Building typ.....3 bed back-to-back terraced house**

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

**Tenure..... Freehold**

**Heating Type..... Gas central Heating**

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

**Occupier..... Empty**

**Refurbishment.....Major**

# *Numbers*

<b>Purchase Price</b>	<b>£128 000</b>
<b>Refurbishment</b>	<b>£30 000</b>
<b>Done Up Value (DUV)</b>	<b>£185 000</b>
<b>Rent</b>	<b>£1100</b>
<b>ROE</b>	<b>20.32 %</b>
<b>YELD</b>	<b>10.31 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£70 000</b>
<hr/>	
<b>Sourcing Fee</b>	<b>4000£</b>
<b>Project Management Fee</b>	<b>4000£</b>



# ***REFURB***

**Fuse box**

**Internal doors**

**Plastering**

**Painting**

**New kitchen & bathroom**

**Roof repairs**

**Insulation**

**Certificates**

# **3 BED BACK-TO-BACK TERRACED HOUSE (FRONT YARD)**

**PP £128,000**

## **LEEDS- MORLEY**

Leeds is a city in the northern English county of Yorkshire. On the south bank of the River Aire, the Royal Armouries houses the national collection of arms and artillery. Across the river, the redeveloped industrial area around Call Lane is famed for bars and live music venues under converted railway arches.

Leeds Kirkgate Market features hundreds of indoor and outdoor stalls.

Morley is a market town and a civil parish within the City of Leeds metropolitan borough, in West Yorkshire, England.

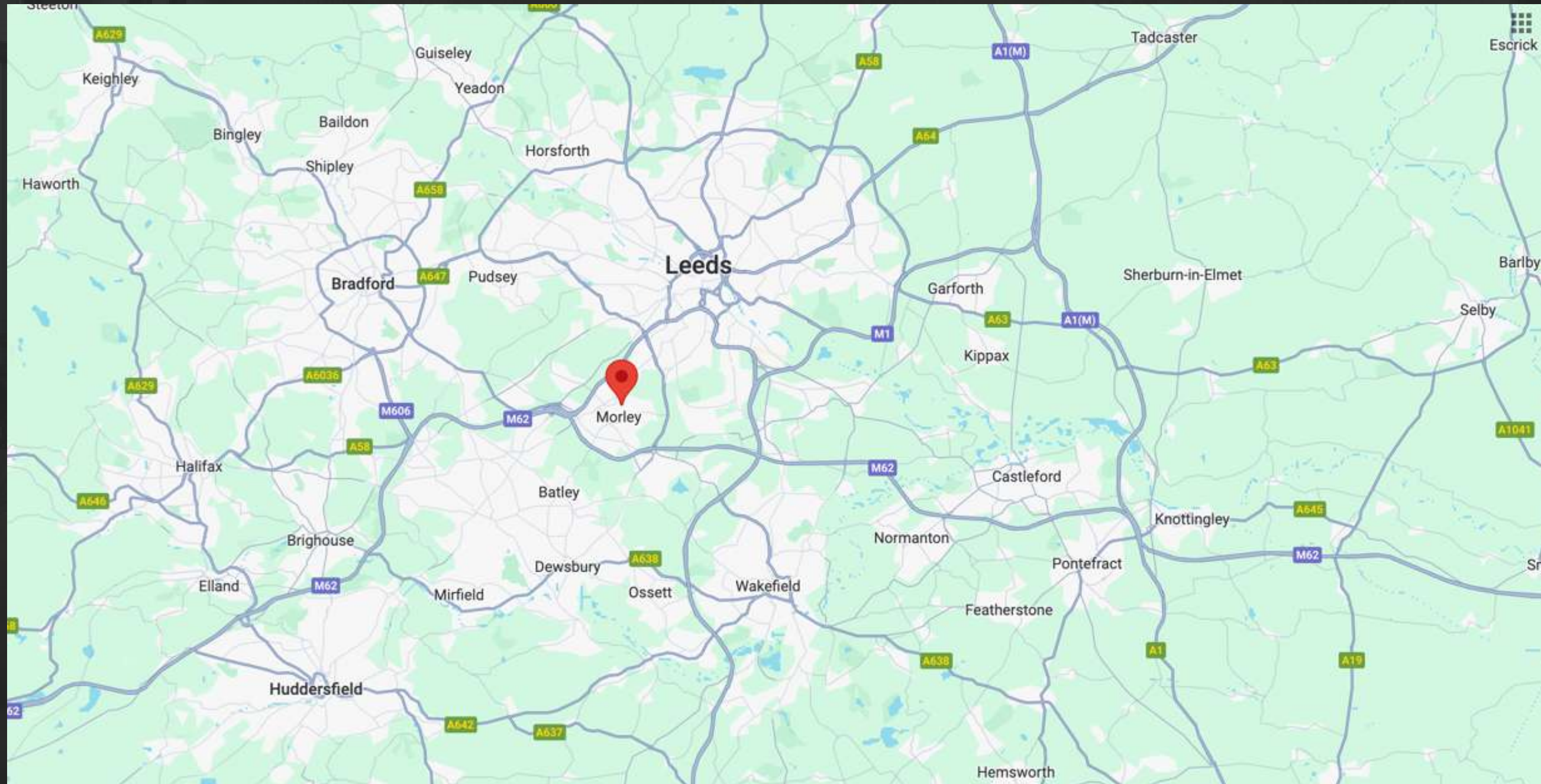
Morley is the largest town in the borough after Leeds itself.

Morley forms part of the Heavy Woollen District. It lies approximately 5 miles south-west of Leeds city centre.



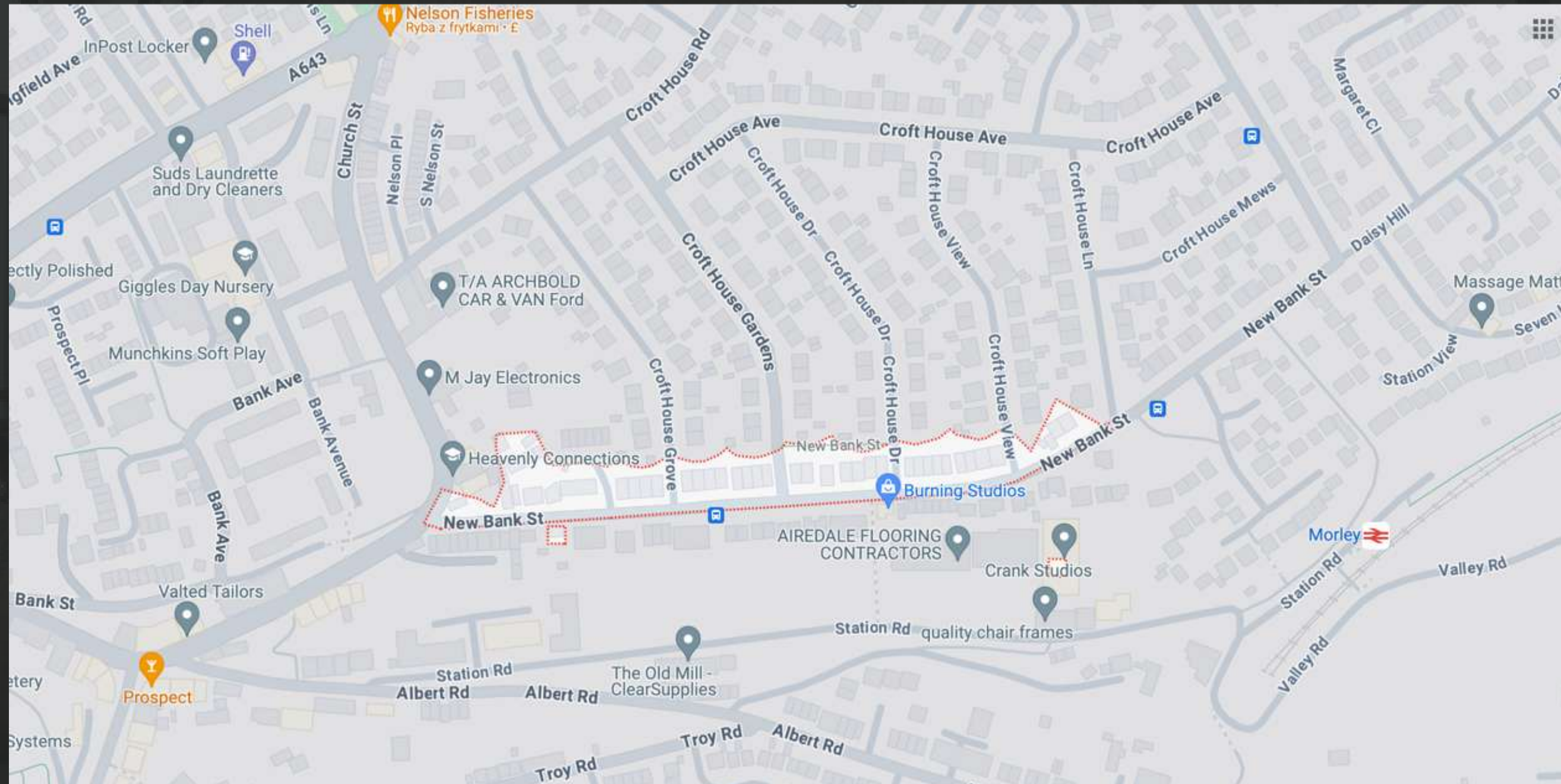


# *Location*





# Location



# Bus / Train

New Bank Street Croft House Lane	Walking Time
<b>0.03</b> MILES	<b>0.6</b> MINUTES
Church St New Bank Street	Walking Time
<b>0.12</b> MILES	<b>2.5</b> MINUTES
New Bank St Croft House Lane	Walking Time
<b>0.13</b> MILES	<b>2.6</b> MINUTES
King George Avenue Croft House Mews	Walking Time
<b>0.2</b> MILES	<b>4</b> MINUTES
Victoria Rd Church Street	Walking Time
<b>0.22</b> MILES	<b>4.4</b> MINUTES

Morley Rail Station	Walking Time
<b>0.19</b> MILES	<b>3.9</b> MINUTES
Cottingley Rail Station	Walking Time
<b>1.26</b> MILES	<b>25.3</b> MINUTES
Batley Rail Station	Walking Time
<b>2.98</b> MILES	<b>59.6</b> MINUTES
Leeds Rail Station	Walking Time
<b>3.7</b> MILES	<b>74.1</b> MINUTES
Bramley Rail Station	Walking Time
<b>4.17</b> MILES	<b>83.5</b> MINUTES

# *Flood Map*





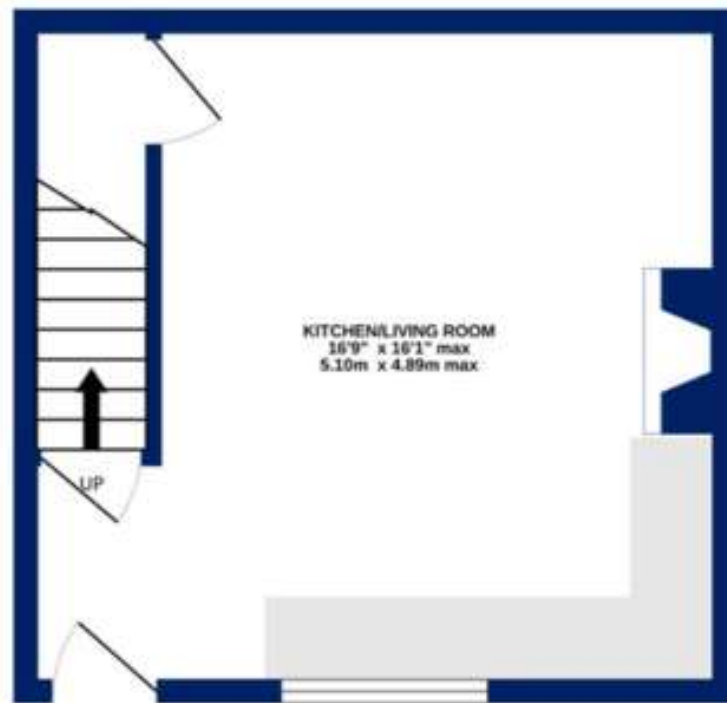
# Schools

## NEAREST SCHOOLS

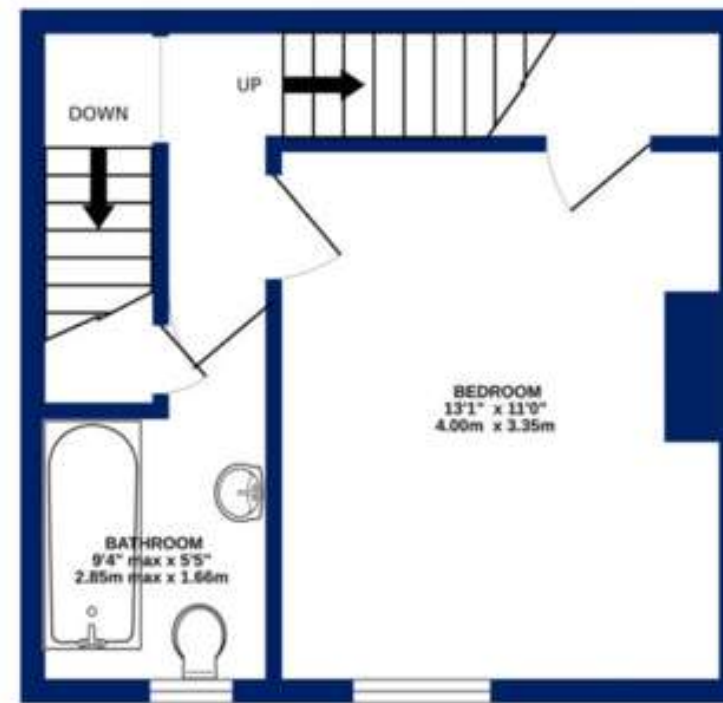
- |   |   |           |
|---|---|-----------|
|    | <b>Seven Hills Primary School</b><br>State School   Ofsted: Good            | 0.2 miles |
|    | <b>Queenswood School</b><br>Independent School   Ofsted: Good               | 0.5 miles |
|  | <b>Churwell Primary School</b><br>State School   Ofsted: Good               | 0.6 miles |
|  | <b>Morley Victoria Primary School</b><br>State School   Ofsted: Outstanding | 0.4 miles |

# Floor plan

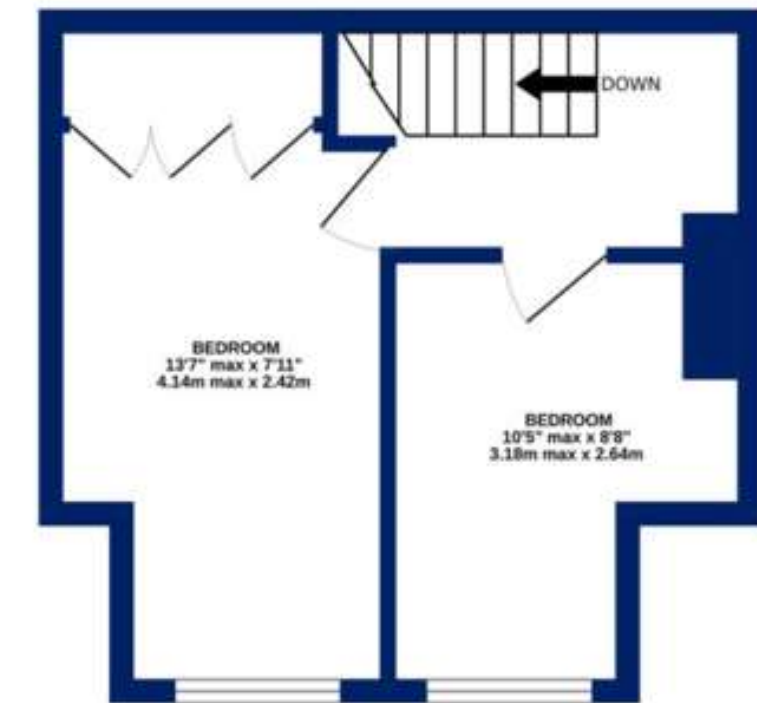
GROUND FLOOR  
262 sq.ft. (24.4 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



LOFT  
244 sq.ft. (22.7 sq.m.) approx.

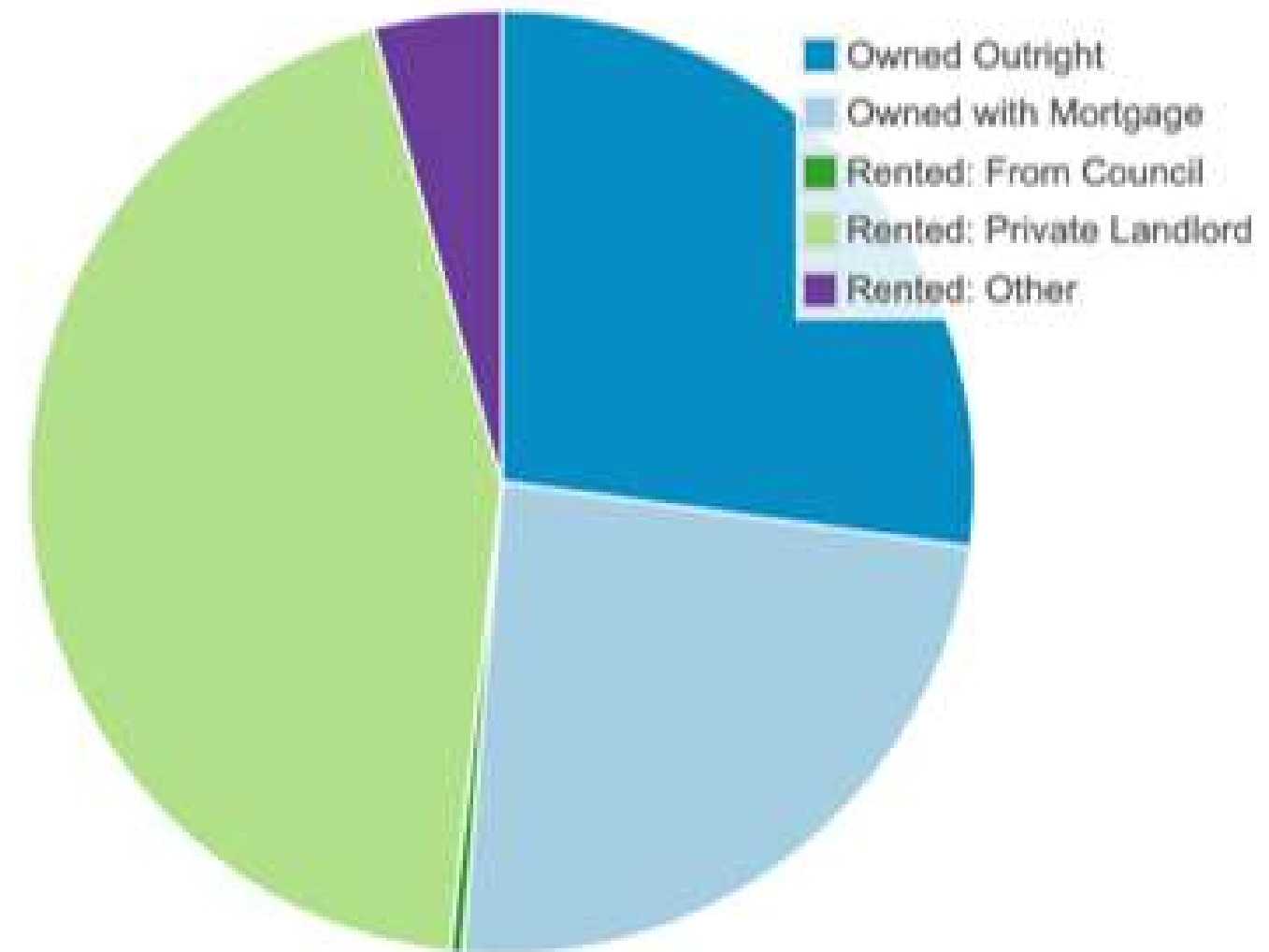


TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

# HOUSING

## Housing Tenure

Owned Outright	62
Owned with Mortgage	55
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	100
Rented: Other	10
Rent Free	0
<b>Total</b>	<b>228</b>



# ***EPC***

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	51 E	
21-38	<b>F</b>		
1-20	<b>G</b>		



# ***Pictures***











# Sold House Prices

3 bed, terraced

£210,500

17 Feb 2023

Freehold

£155,000

6 Oct 2017

Freehold



2 bed, terraced

£168,000

4 Aug 2023

Freehold

£110,000

2 Mar 2017

Freehold



2 bed, terraced

£170,000

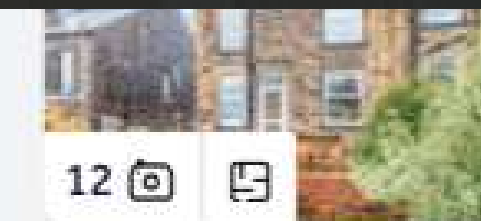
3 Jul 2023

Freehold

£115,000

1 Jun 2018

Freehold



Estimated price

£183k

Low

£192k

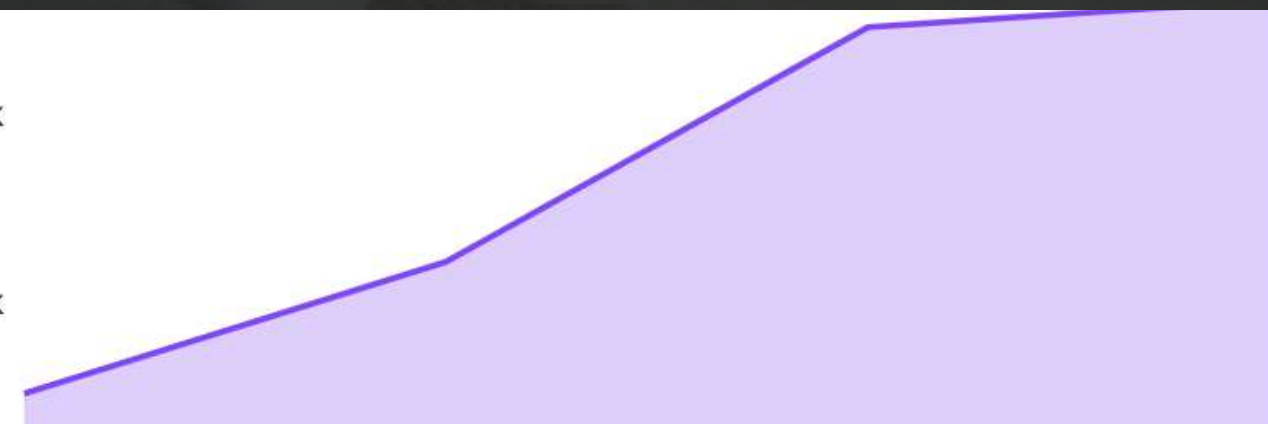
HIGH CONFIDENCE

£202k

High

£180k

£160k





# Rental Prices



£1,495 per month

📍 0.85 km

🕒 Last Updated around 1 day ago

3 Bed Terraced House, Clark Spring Court, LS27

\*NEW ON THE MARKET\*This three bedroom, three bathroom part-furnished townhouse property is in a FANTASTIC LOCATION and AVAI ...



End of Terrace 🛏️ 3 🚿 1

0.61 miles

We are proud to offer this delightful 3 bedroom, 1 bathroom end terrace in a popular and sought after residential location. Ideally

£1,100 pcm ↔️ 📱



Terraced 🛏️ 3 🚿 1

0.83 miles

Freshly refurbished 3 bedroom mid terrace house in a great tucked away location. Available to rent on an

£995 pcm

LET AGREED

# 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

