



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

NORTH LINCOLNSHIRE

Details

Building typ.....3 bed semi-detached house
Construction Type..... Standard
Tenure..... Freehold
Heating Type.....Gas Central
Reason of Sale.....The owner has been moved to a new home
Occupier..... Empty
Refurbishment.....Minor

Numbers

Purchase Price	£129 000
Refurbishment	£18 000
Done Up Value (DUV)	£170 000
Rent	£1055
ROE	20.20%
YELD	9.81 %
TOTAL INVESTMENT COST (BTL)	~57 500£
<hr/>	
Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **Plastering (Part)**
- **Painting**
- **Flooring (Part)**
- **Radiators (Part)**
- **Bathroom Refreshment**
- **Decorating**
- **Certificates**

3 BED SEMI-DETACHED HOUSE

PP £129 000

North Lincolnshire

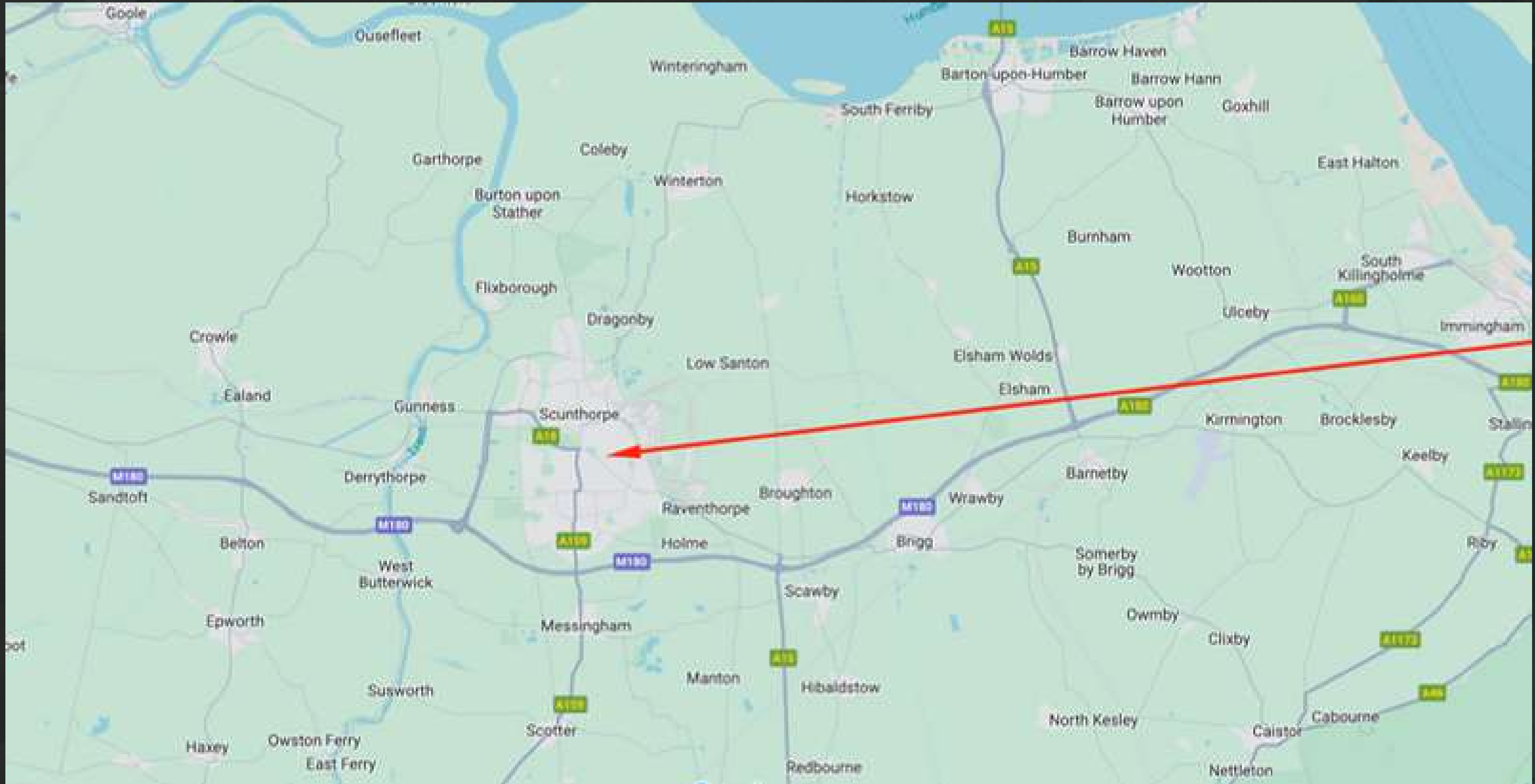
North Lincolnshire is a place where the quality of life is high and the cost of living is low. A place rich in leisure, recreation, culture, heritage and green space. To live here is to have an active, healthy and rewarding life where the wellbeing of our residents continues to improve.

The North Lincolnshire economy is predominantly a producer economy characterised by manufacturing, process industries and logistics. Our ambition is to see levels of productivity grow year-on-year in North Lincolnshire. Our role will be to work closely with our existing and future businesses.

The largest town in North Lincolnshire is Scunthorpe, which has around 80,000 residents. Scunthorpe is best known for its steel industry, as the town has the largest steel works in England. Thousands of people living in the town work at the steel works, and in other manufacturing industries.



Location



Bus / Train

Cottage Beck Road

0.05 MILES

Walking Time

1.1 MINUTES

Jackson Shipley

0.12 MILES

Walking Time

2.4 MINUTES

The Pods

0.13 MILES

Walking Time

2.7 MINUTES

Wortley House Hotel

0.2 MILES

Walking Time

4.1 MINUTES

Railway Station

0.24 MILES

Walking Time

4.8 MINUTES

Scunthorpe Rail Station

0.23 MILES

Walking Time

4.5 MINUTES

Althorpe Rail Station

3.37 MILES

Walking Time

67.4 MINUTES

Crowle Rail Station

6.83 MILES

Walking Time

136.5 MINUTES

Kirton Lindsey Rail Station

7.17 MILES

Walking Time

143.4 MINUTES

Brigg Rail Station

7.18 MILES

Walking Time

143.6 MINUTES

Schools

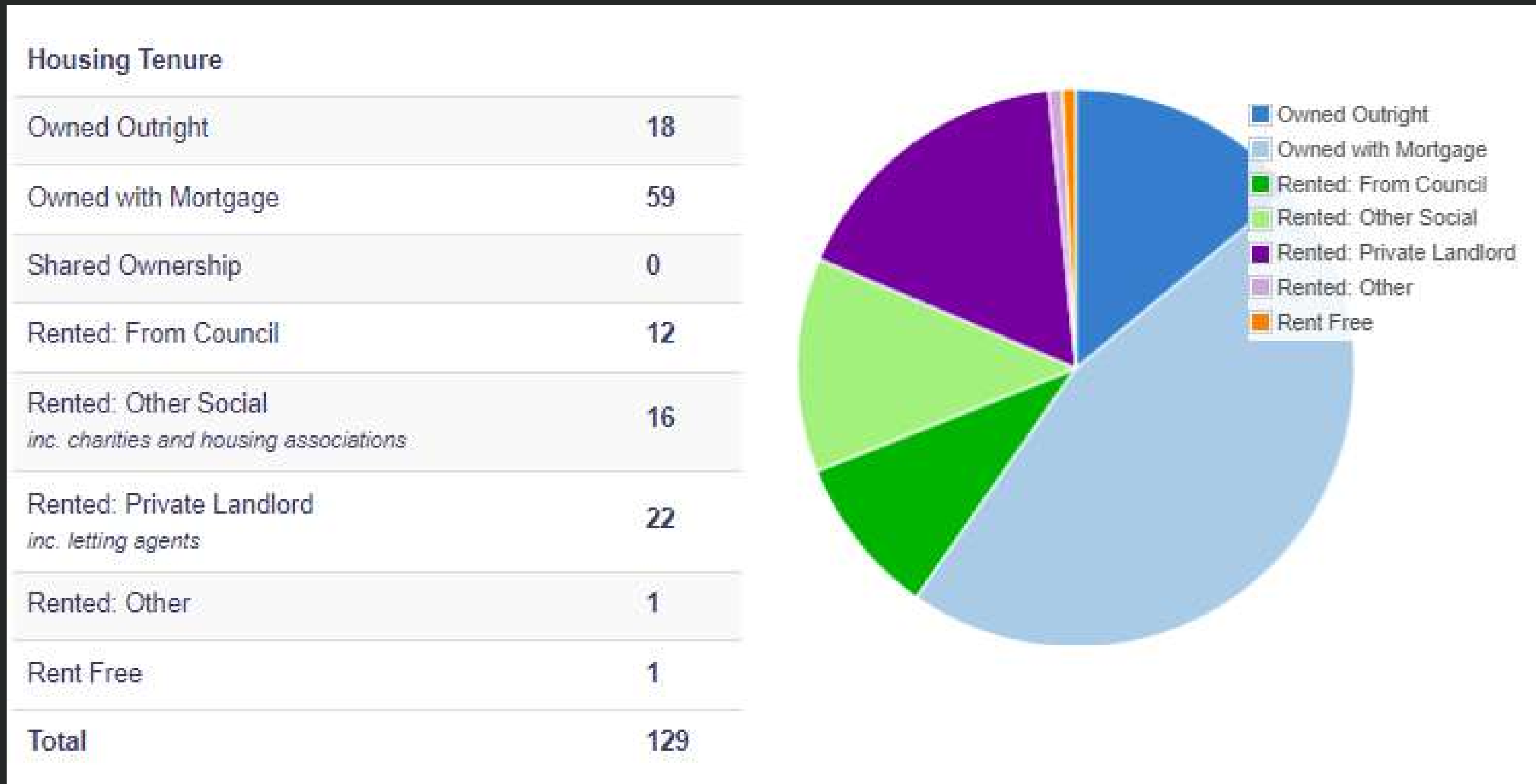
NEAREST SCHOOLS

-  **Bushfield Road Infant School** 0.3 miles
State School | Ofsted: Requires improvement
-  **St Hugh's Special School** 0.3 miles
State School | Ofsted: Outstanding
-  **Frodingham Infant School** 0.3 miles
State School | Ofsted: Requires improvement
-  **Outwood Junior Academy Brumby** 0.4 miles
State School | Rating: N/A

Flood Map



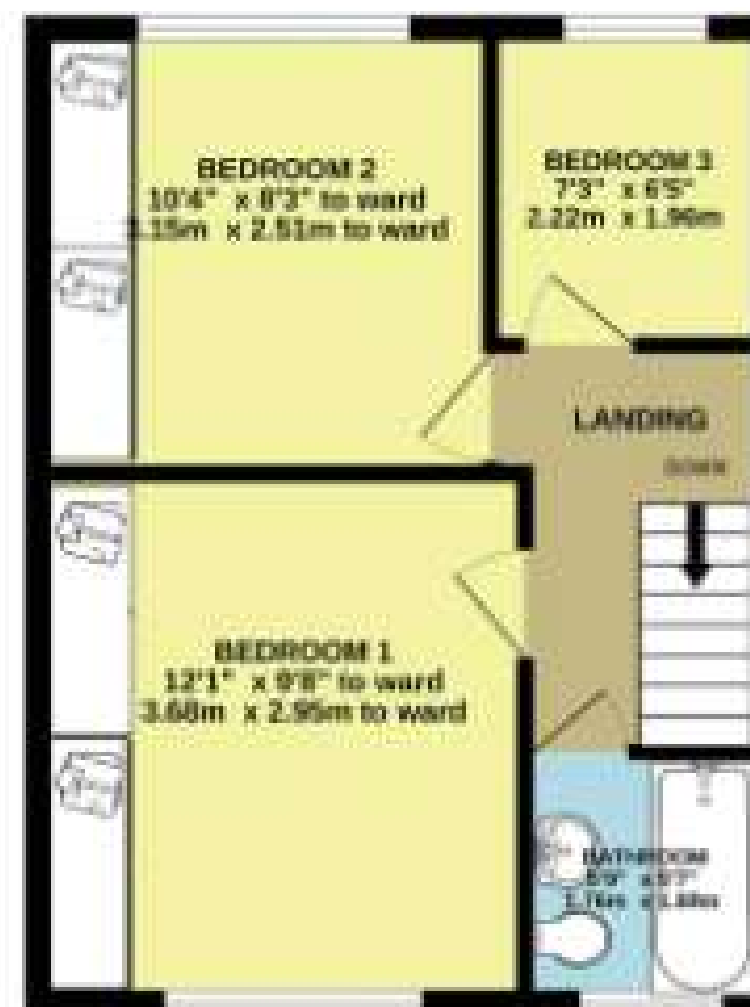
HOUSING



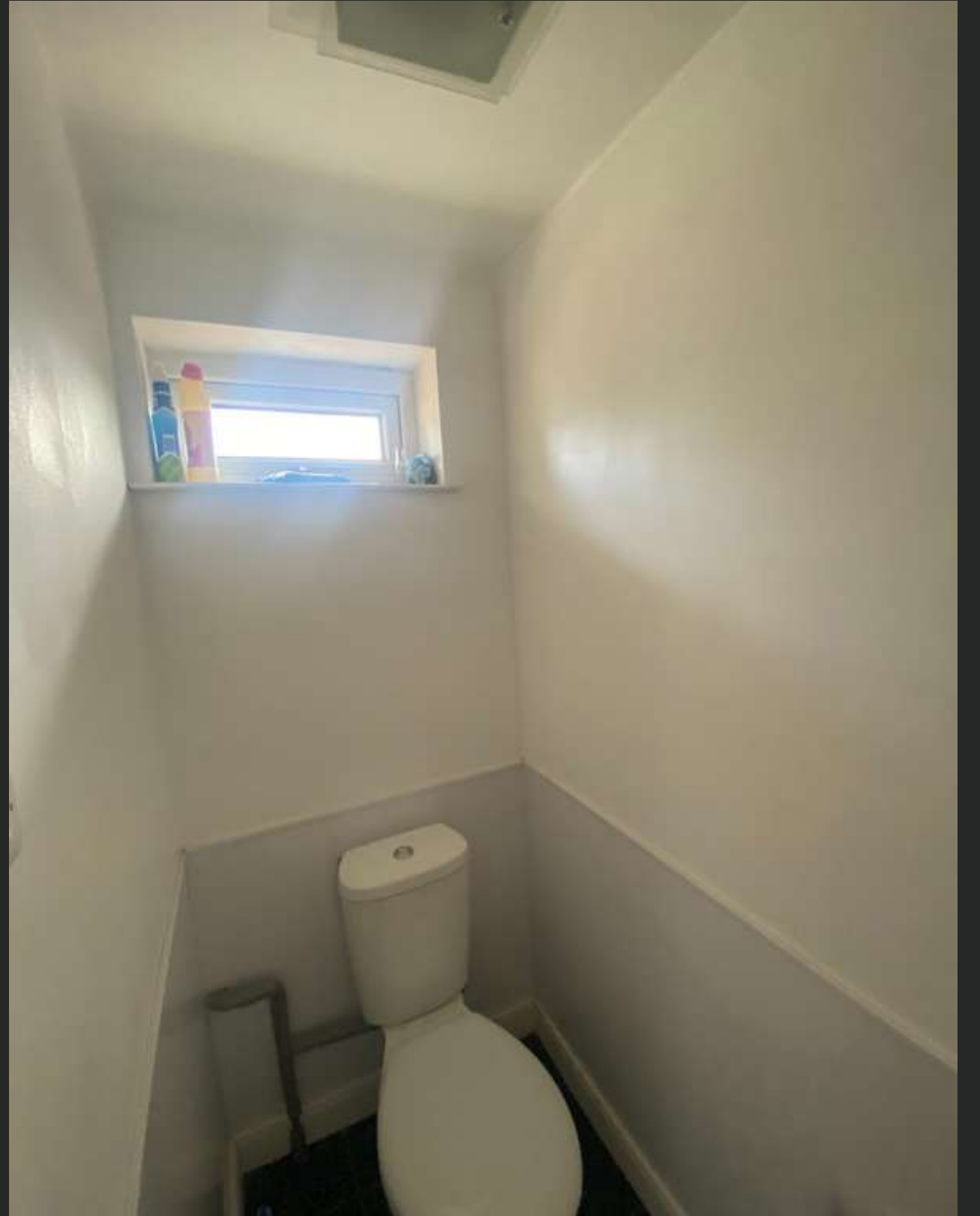
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN











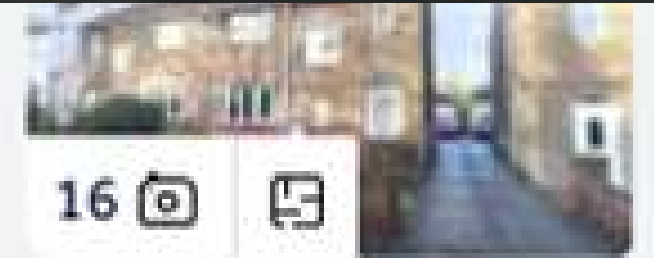
Sold House Prices

3 bed, semi-detached

€170,000

1 Mar 2023

Freehold



€118,000

24 Sep 2018

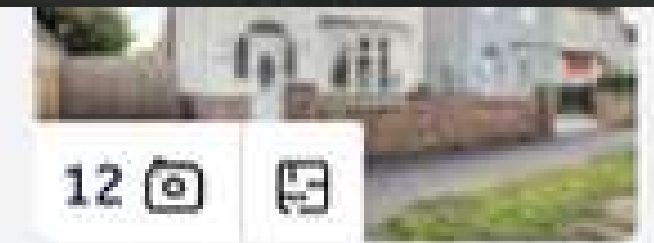
Freehold

3 bed, semi-detached

€183,000

17 Mar 2023

Freehold



€35,500

13 Oct 1999

Freehold

1 bath 3 beds 2 receptions

FREEHOLD

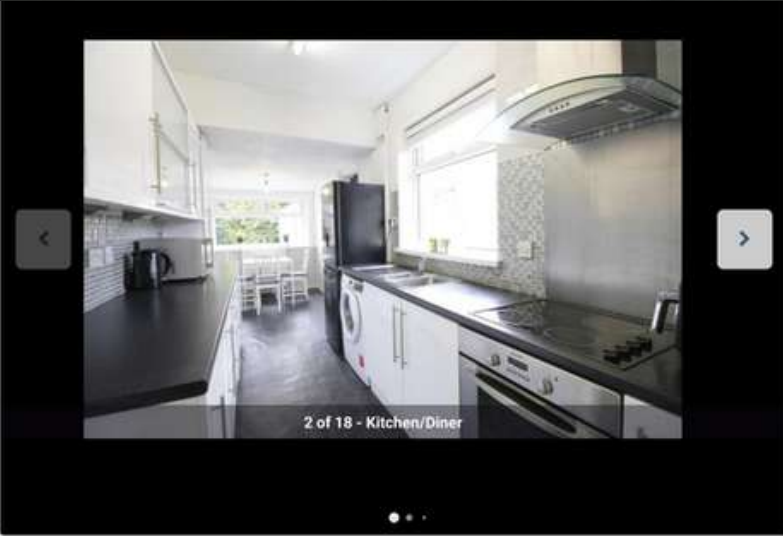
SEMI-DETACHED HOUSE

~~£220,000~~

Estimated price

£156,000 - £173,000

Rental Prices



£1,200.00 per month
£276.92 per week


- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1801007

Meet the landlord

3 Bed Semi-Detached House, Cliff Gardens, DN15



Clarendon Road, Scunthorpe
Semi-Detached 3 1
0.78 miles
GREAT FAMILY RENTAL PROPERTY in POPULAR LOCATION, CLOSE TO AMENITIES! MODERN & WELL PRESENTED THROUGHOUT!

£1,000 pcm



Leonard Crescent, SCUNTHORPE
Semi-Detached 3 2
0.62 miles
• Zero deposit option • Modern Throughout • Two double bedrooms and a single bedroom • Two r

LET AGREED

£895 pcm



Wynmoor Road, Scunthorpe, DN17

See map

£975 pcm £225 pw

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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