



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.....Senior vendor

Occupier..... Empty

Refurbishment.....Minor

Numbers ***(Best Case Scenario)***

Purchase Price	£120 000
Refurbishment	£28 000
Done Up Value (DUV)	£175 000
Rent	£960
ROE	~20%
YELD	9.60 %
TOTAL INVESTMENT COST (BTL)	~65 000£
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Sourcing Fee	£4000
Project Management Fee	£4000

Numbers ***(Worse Case Scenario)***

Purchase Price	£120 000
Refurbishment	£30 000
Done Up Value (DUV)	£168 000
Rent	£940
ROE	~16%
YELD	9.40 %
TOTAL INVESTMENT COST (BTL)	~67 000£
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Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **Plastering**
- **Painting**
- **Flooring**
- **New Kitchen**
- **New Bathroom**
- **Radiators**
- **Boiler**
- **Certificates**

3 BED SEMI-DETACHED HOUSE

PP £120 000

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.




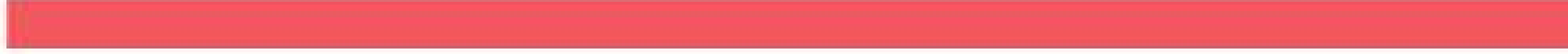

The largest town in North Lincolnshire is Scunthorpe, which has around 80,000 residents. Scunthorpe is best known for its steel industry, as the town has the largest steel works in England. Thousands of people living in the town work at the steel works, and in other manufacturing industries.








Location



Bus / Train

Scunthorpe Rail Station	Walking Time
1.65 MILES	33 MINUTES
	
Althorpe Rail Station	Walking Time
3.39 MILES	67.7 MINUTES
	
Kirton Lindsey Rail Station	Walking Time
6.04 MILES	120.8 MINUTES
	
Crowle Rail Station	Walking Time
6.72 MILES	134.5 MINUTES
	
Brigg Rail Station	Walking Time
7.21 MILES	144.2 MINUTES
	

Angerstein Road	Walking Time
0.02 MILES	0.3 MINUTES
	
Messingham Road	Walking Time
0.13 MILES	2.6 MINUTES
	
Green	Walking Time
0.16 MILES	3.2 MINUTES
	
Ancaster Court	Walking Time
0.19 MILES	3.8 MINUTES
	
Shops	Walking Time
0.21 MILES	4.2 MINUTES
	

Schools

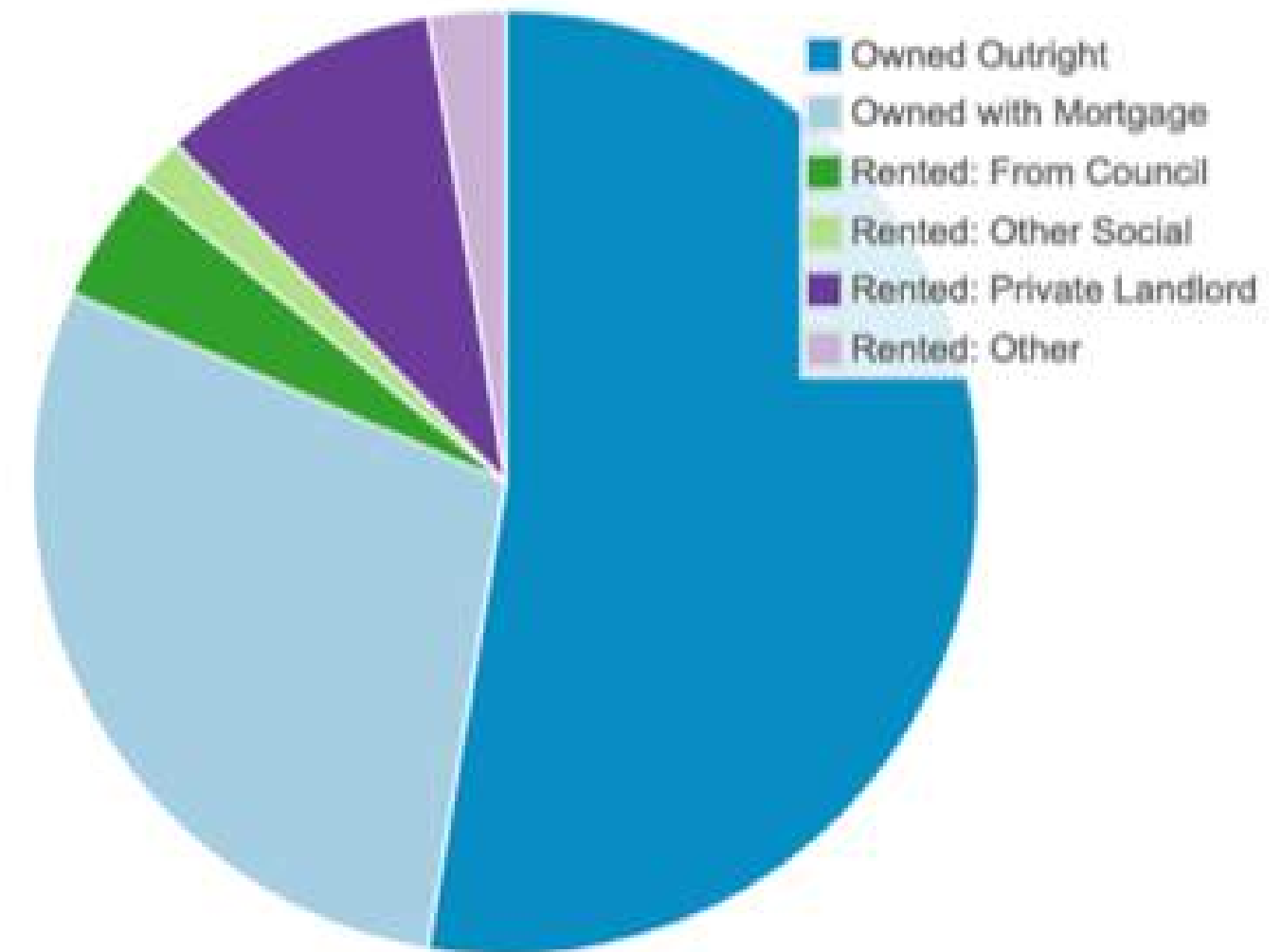
NEAREST SCHOOLS

-  **Willoughby Road Primary Academy** 0.2 miles
State School | Ofsted: Good
-  **Leys Farm Junior School** 0.4 miles
State School | Ofsted: Good
-  **Priory Lane Community School** 0.5 miles
State School | Ofsted: Good
-  **Melior Community Academy** 0.6 miles
State School | Ofsted: Good

HOUSING

Housing Tenure

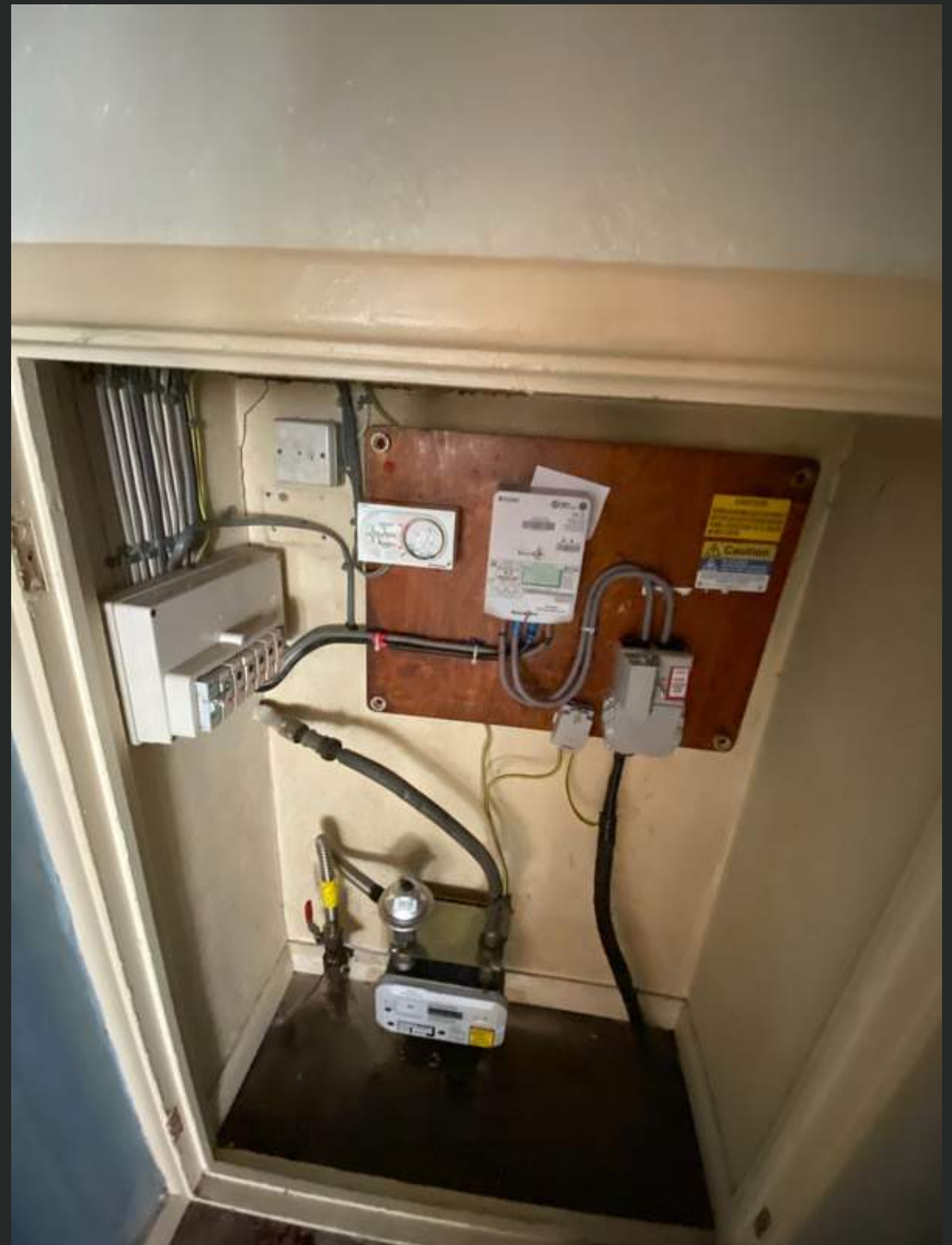
Owned Outright	60
Owned with Mortgage	33
Shared Ownership	0
Rented: From Council	5
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	11
Rented: Other	3
Rent Free	0
Total	114

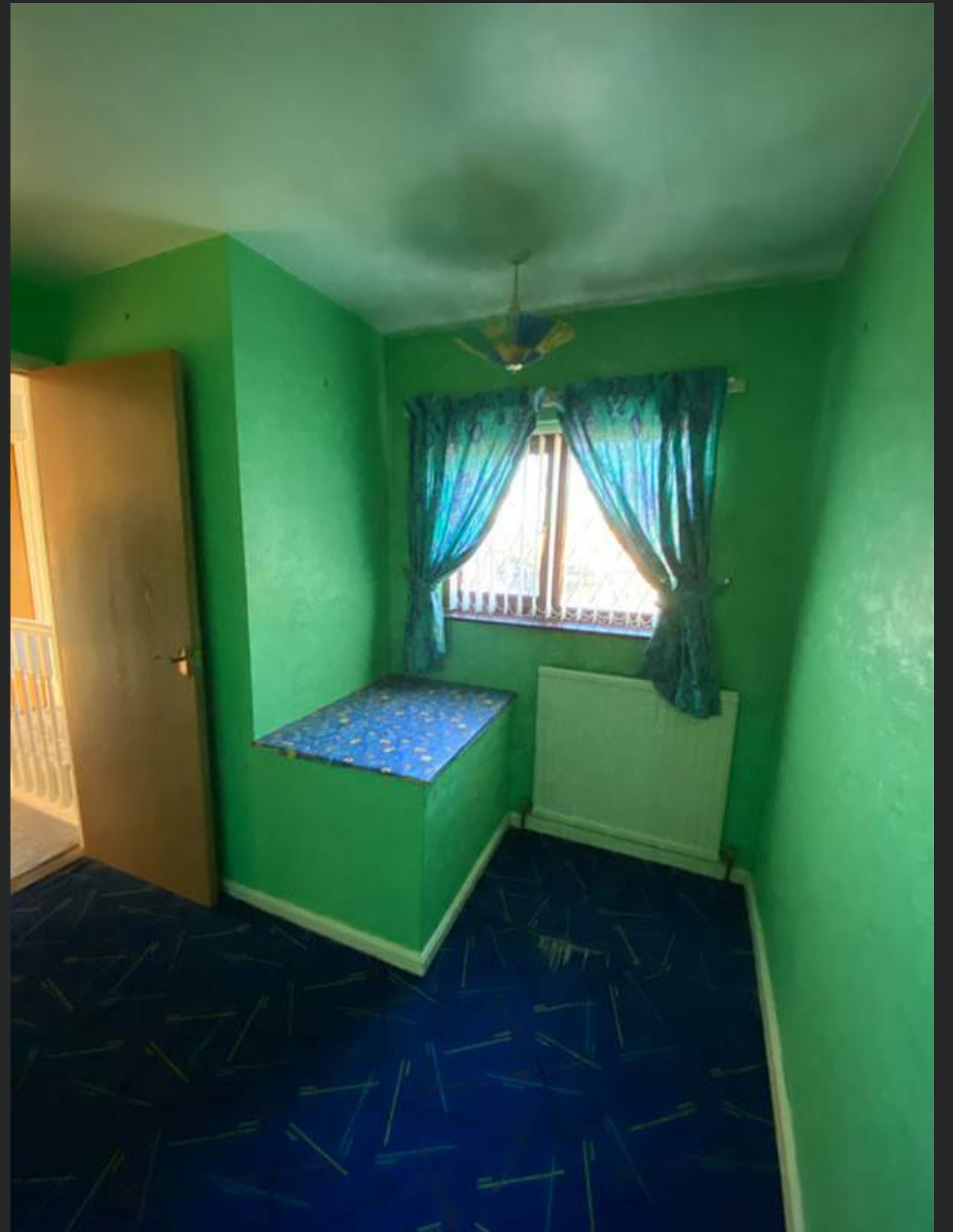


EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		







Sold House Prices

3 bed, semi-detached

€168,000

4 Jul 2023

Freehold



16 

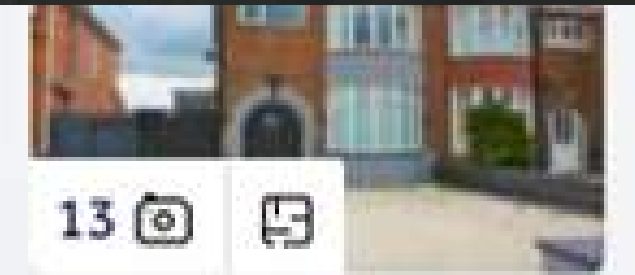


3 bed, semi-detached

€175,000

22 Jul 2022

Freehold



13 



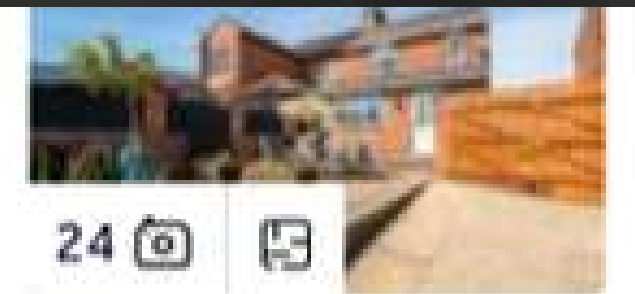
[34, Messingham Road, Scunthorpe, North Lincolnshire DN17 2DA](#)

3 bed, semi-detached

€203,000

25 Nov 2022


Freehold






24 



Rental Prices



Semi-Detached  3
0.74 miles
A Modern Three Bedroom Prop
residential area. Comprising of

£940 pcm  
£217 pw

Price Change History

20/02/2024	Price changed from	to £940 pcm
07/02/2024	Price changed from	to

LET AGREED



£975.00
per month
£225.00
per week

-  No admin fees
-  No hidden charges

Let Agreed

Property Reference:
1908612

Meet the landlord



3 Bed Semi-Detached House, Wynmoor Road,
DNI7



Semi-Detached  3  2
0.16 miles
** Long Term Let - Fully Refurbished
Flooring & Blinds - Driveway Parking

£850 pcm  
£196 pw

LET AGREED

Added on 16/12/2023 by William H

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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