



# 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.....Moving to another house**

**Occupier..... Empty**

**Refurbishment.....Minor**

# *Numbers*

<b>Purchase Price</b>	<b>£97 000</b>
<b>Refurbishment</b>	<b>£20 000</b>
<b>Done Up Value (DUV)</b>	<b>£125 000</b>
<b>Rent</b>	<b>£915</b>
<b>ROE</b>	<b>20.43 %</b>
<b>YELD</b>	<b>11.32 %</b>
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~£50 500</b>
<hr/>	
<b>Sourcing Fee</b>	<b>4000£</b>
<b>Project Management Fee</b>	<b>4000£</b>



# ***REFURB***

**Plastering**

**Painting**

**Flooring**

**New Fuse box**

**Radiators (part)**

**Bathroom refreshment**

**Damp**

**Certificates**

# 3 BED TERRACED HOUSE

PP £97,000

## 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.

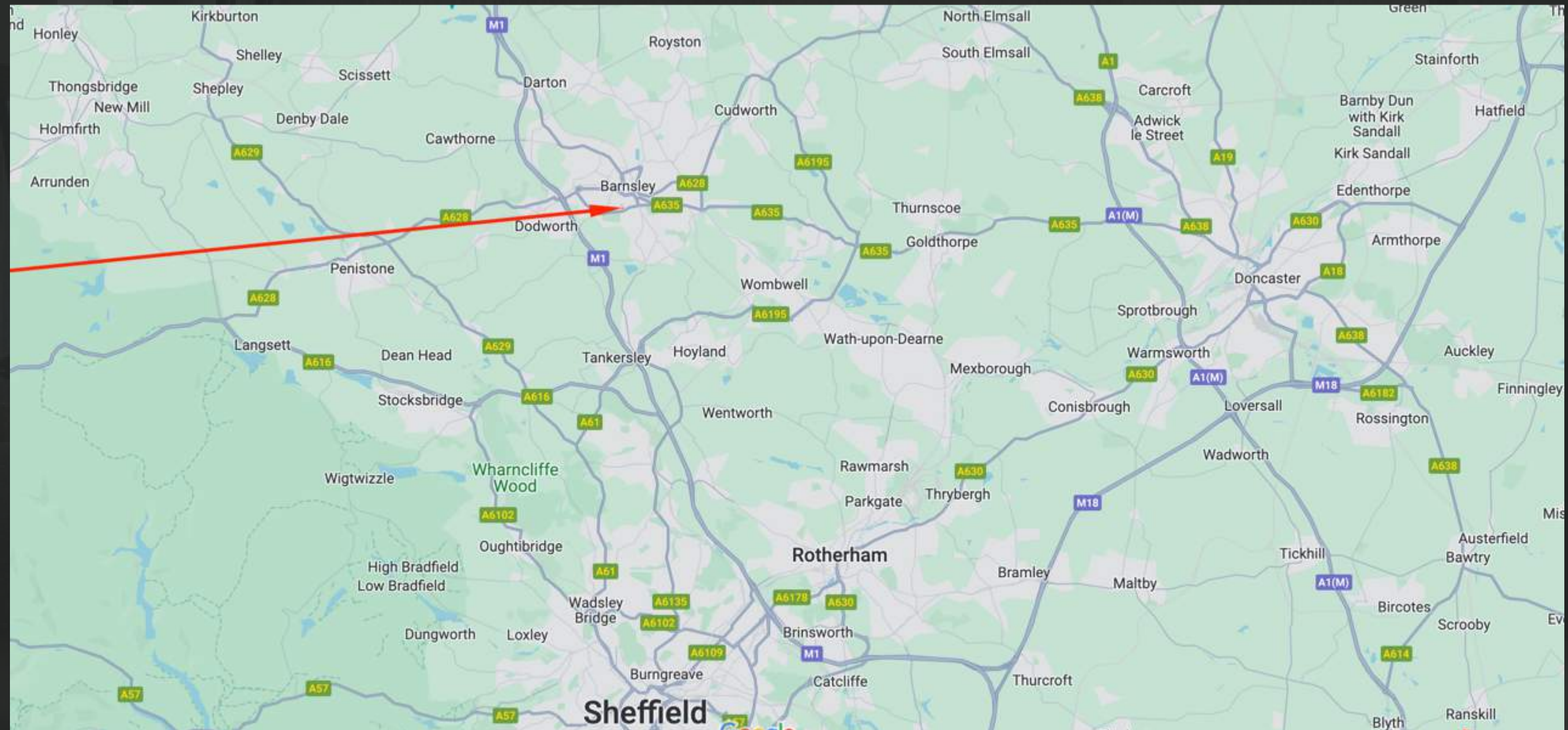
Historic counties of England a part of the West Riding of Yorkshire, Barnsley is notable as a former industrial town centred on coal mining and glassmaking although in the town a few factories remain notably the glassworks and coking plant. Though these industries declined in the 20th century, Barnsley's 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

Park Road/Highstone Avenue

0.1 MILES



Walking Time

1.9 MINUTES

Park Road/St Johns Road

0.11 MILES



Walking Time

2.1 MINUTES

Highstone Avenue/California Crescent

0.13 MILES



Walking Time

2.5 MINUTES

Park Road/California Gardens

0.14 MILES



Walking Time

2.9 MINUTES

Highstone Avenue/California Street

0.15 MILES



Walking Time

3 MINUTES

Barnsley Rail Station

0.62 MILES



Walking Time

12.3 MINUTES

Dodworth Rail Station

1.98 MILES

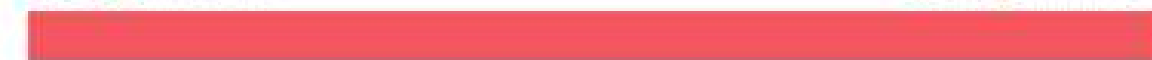


Walking Time

39.5 MINUTES

Silkstone Common Rail Station

3.38 MILES



Walking Time

67.6 MINUTES

Wombwell Rail Station

3.42 MILES



Walking Time

68.4 MINUTES

Darton Rail Station

3.44 MILES



Walking Time

68.9 MINUTES



# Flood Map



Extent of flooding from rivers or the sea

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

# Schools

## NEAREST SCHOOLS

-  **Barnsley College** 0.4 miles  
State School | Ofsted: Outstanding
-  **Trinity Academy St. Edwards** 0.6 miles  
State School | Rating: N/A
-  **Worsbrough Common Primary School** 0.6 miles  
State School | Rating: N/A
-  **Shawlands Primary School** 0.5 miles  
State School | Ofsted: Good

# *Floor plan*



**Ground Floor**

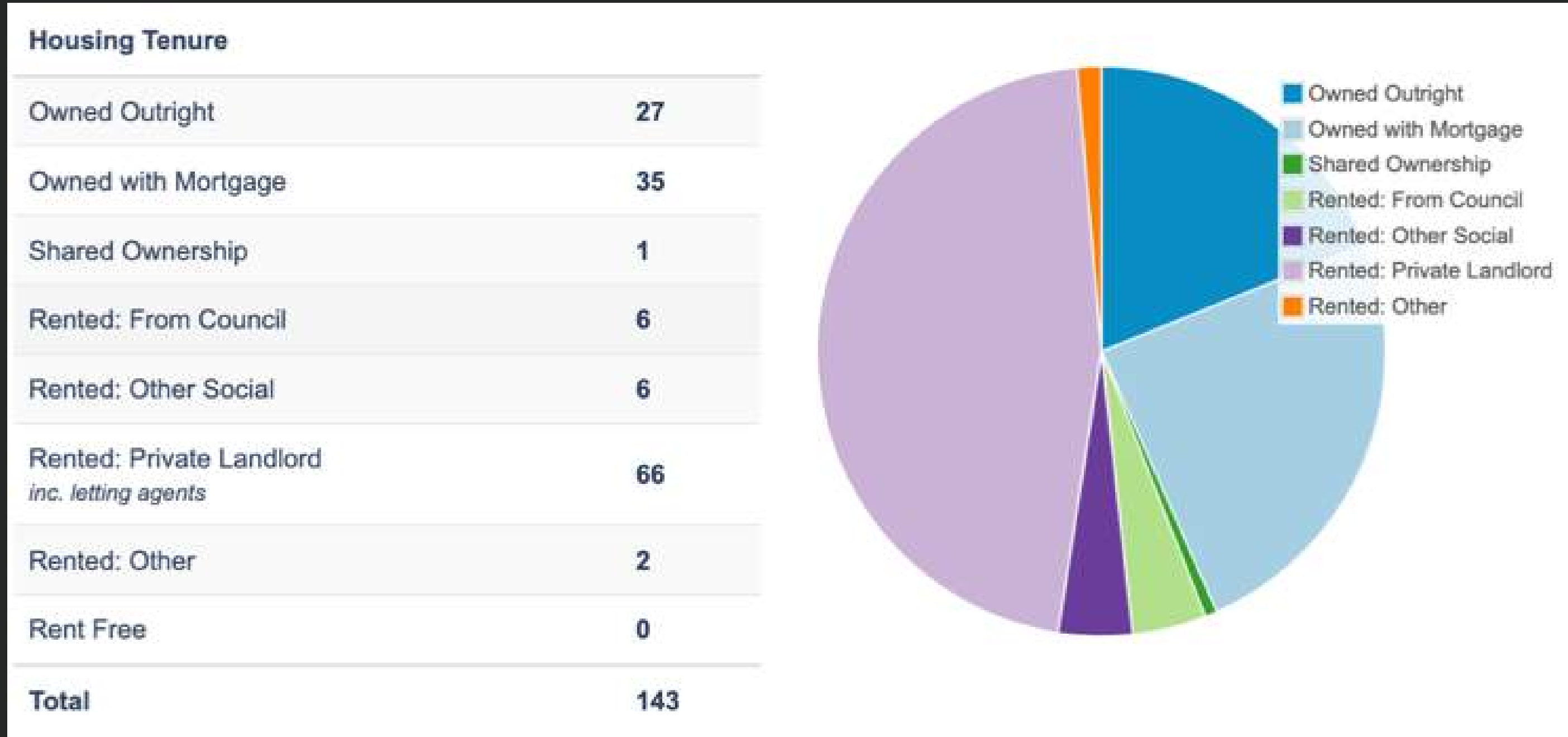


**First Floor**

Total floor area 70.1 m<sup>2</sup> (755 sq.ft.) approx



# HOUSING



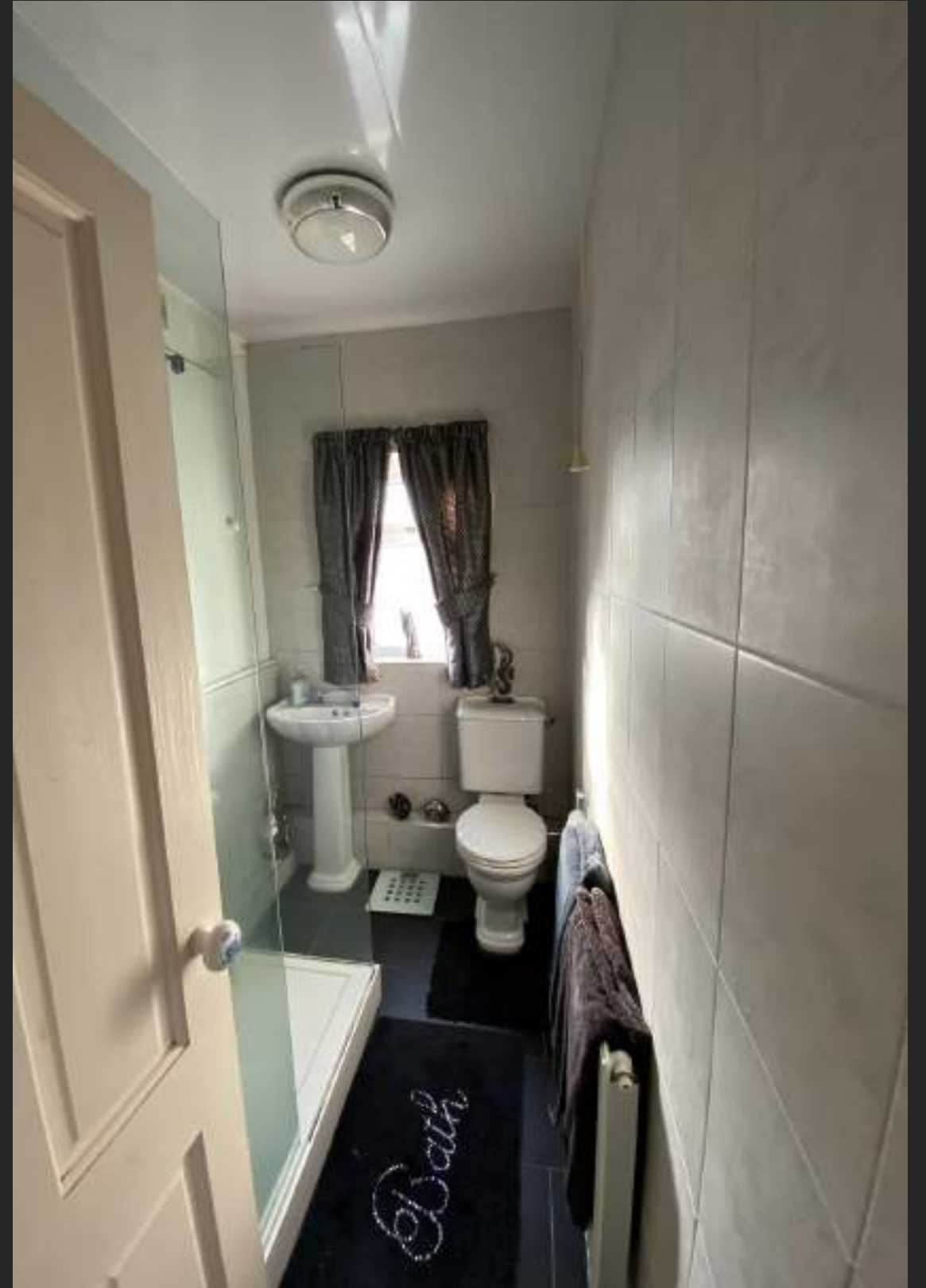
# ***EPC***

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		83 B
69-80	<b>C</b>		
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

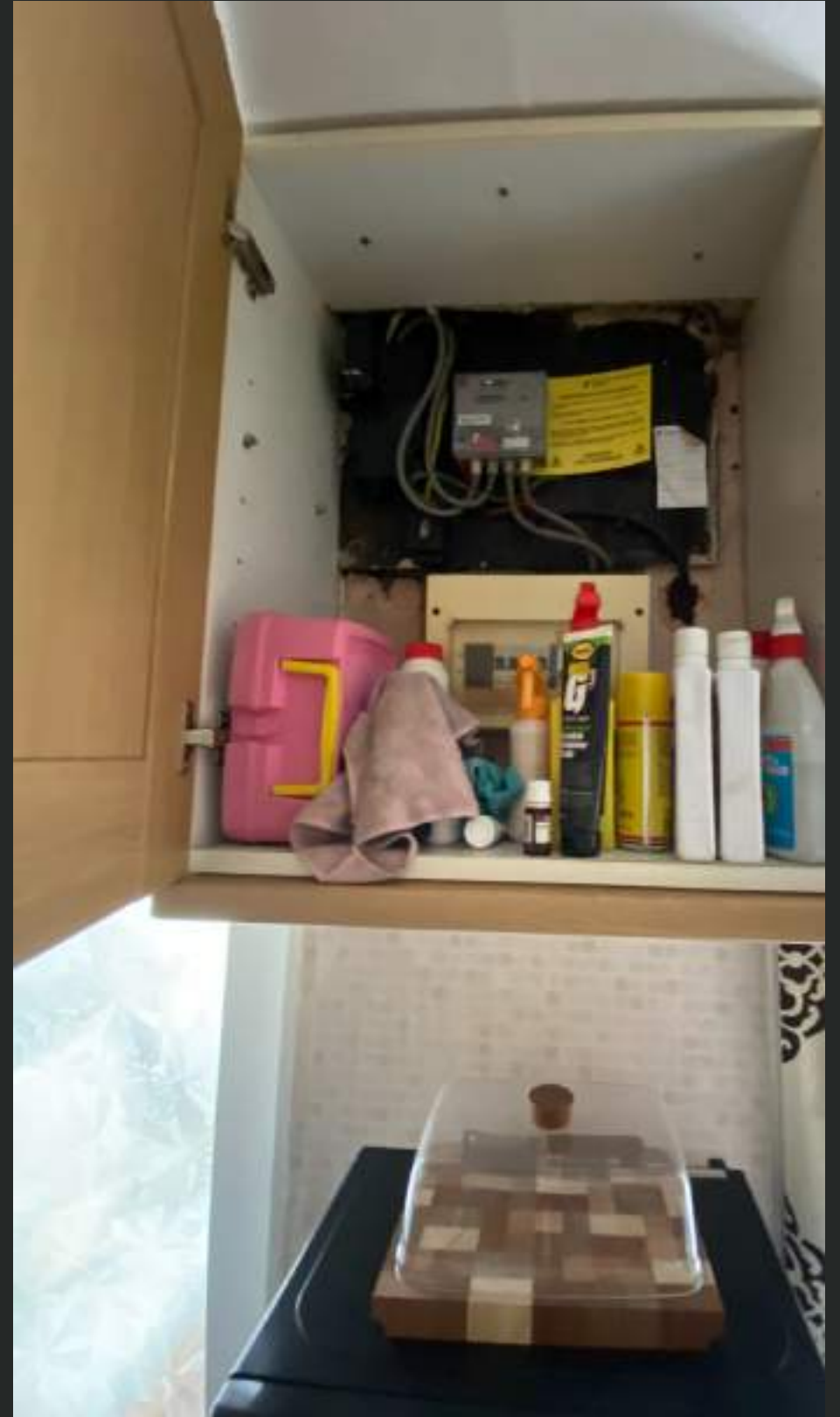
# ***Pictures***













# ***Sold House Prices***

3 bed, terraced

£178,500

4 Oct 2023

Freehold

£155,000

9 Oct 2020

Freehold



3 bed, terraced

£115,000

17 Feb 2023

Freehold

£85,000

23 Sep 2016

Freehold



3 bed, terraced

£127,000

4 Apr 2023

Freehold


£56,500

25 Jul 2003

Freehold



# Rental Prices




£1,000.00  
per month  
£230.77  
per week

- ✓ No admin fees
- ✓ No hidden charges


Let Agreed

Property Reference:  
1941798

Meet the landlord



3 Bed Terraced House, Mount Vernon Road, S70



Terraced 🏠 3 🛏 1

0.66 miles

AVAILABLE END OF JANUARY ..... GREAT THREE BEDROOM MID TERRACE IN A QUIET LOCATION CLOSE TO THE TOWN CENTRE.

LET AGREED

Added on 03/01/2024 by William H. Brown, Barnsley

£900 pcm ↔ 📊  
£208 pw



ROEBUCKS  
ESTATE AGENTS

Terraced 🏠 3 🛏 1

0.29 miles

\*\* PROFESSIONAL PHOTOGRAPHY COMING SOON \*\* Roebucks are delighted to bring to the rental market this spacious recently

£795 pcm ↔ 📊

# 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

