



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

Purchase Price	£115 000
Refurbishment	£25 000
Done Up Value (DUV)	£161 000
Rent	£960
ROE	20.24%
YELD	10.02 %
TOTAL INVESTMENT COST (BTL)	~60 500£
<hr/>	
Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **Plastering**
- **Painting**
- **Flooring**
- **New Kitchen**
- **New Bathroom**
- **Radiators**
- **Back garden Fence (part to repair)**
- **Certificates**

3 BED SEMI-DETACHED HOUSE

PP £115 000

North Lincolnshire

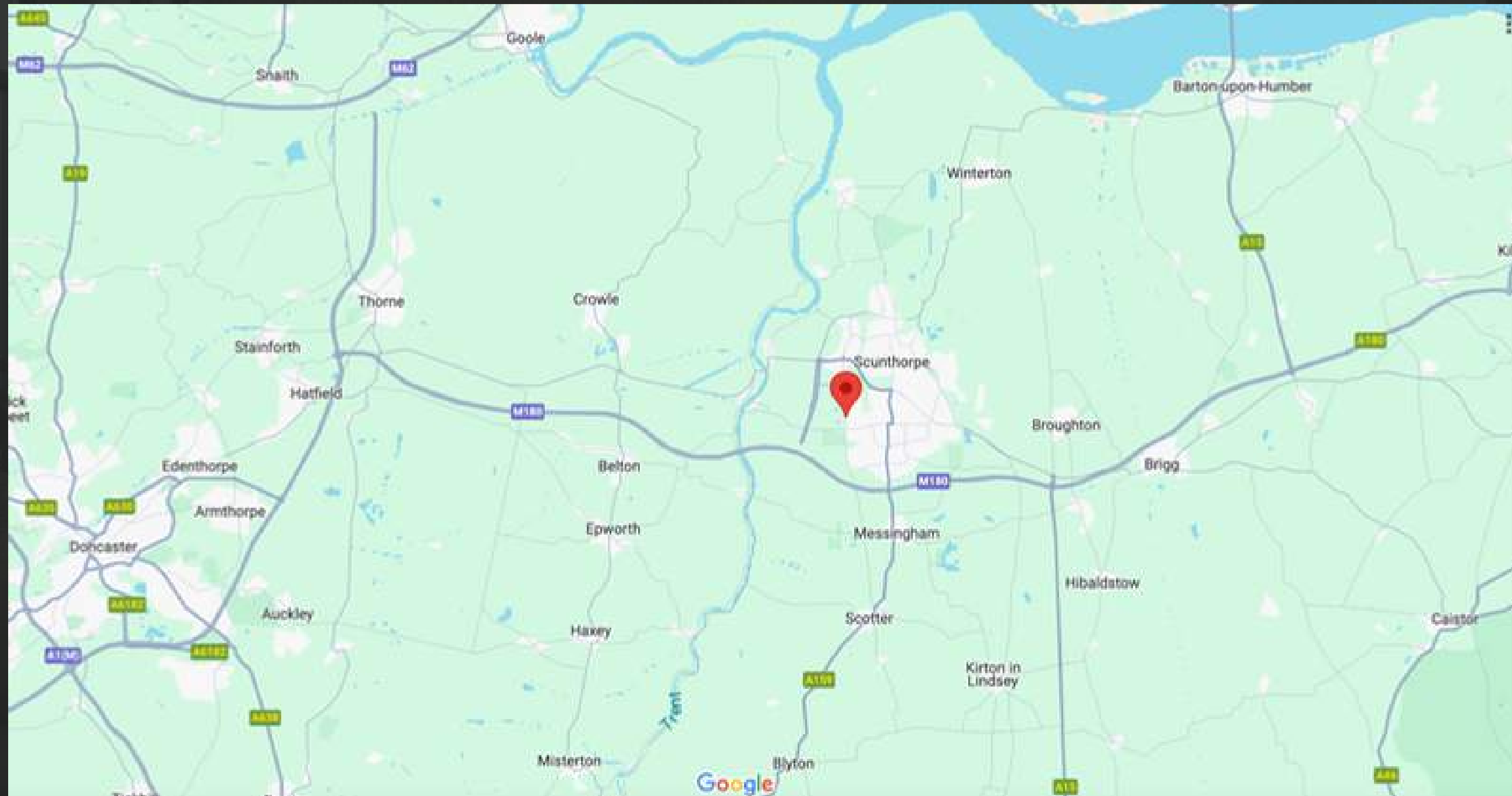
North Lincolnshire is a place where the quality of life is high and the cost of living is low. A place rich in leisure, recreation, culture, heritage and green space. To live here is to have an active, healthy and rewarding life where the wellbeing of our residents continues to improve.

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

1.67 MILES

Walking Time

33.5 MINUTES

Althorpe Rail Station

2.39 MILES

Walking Time

47.7 MINUTES

Crowle Rail Station

5.75 MILES

Walking Time

115 MINUTES

Kirton Lindsey Rail Station

6.89 MILES

Walking Time

137.9 MINUTES

Brigg Rail Station

8.15 MILES

Walking Time

163 MINUTES

Parklands

0.02 MILES

Walking Time

0.4 MINUTES

Whitman Road

0.06 MILES

Walking Time

1.3 MINUTES

Byfield Road

0.15 MILES

Walking Time

3 MINUTES

Parklands Caravan Site

0.16 MILES

Walking Time

3.2 MINUTES

Swinburne Road





0.2 MILES

Walking Time

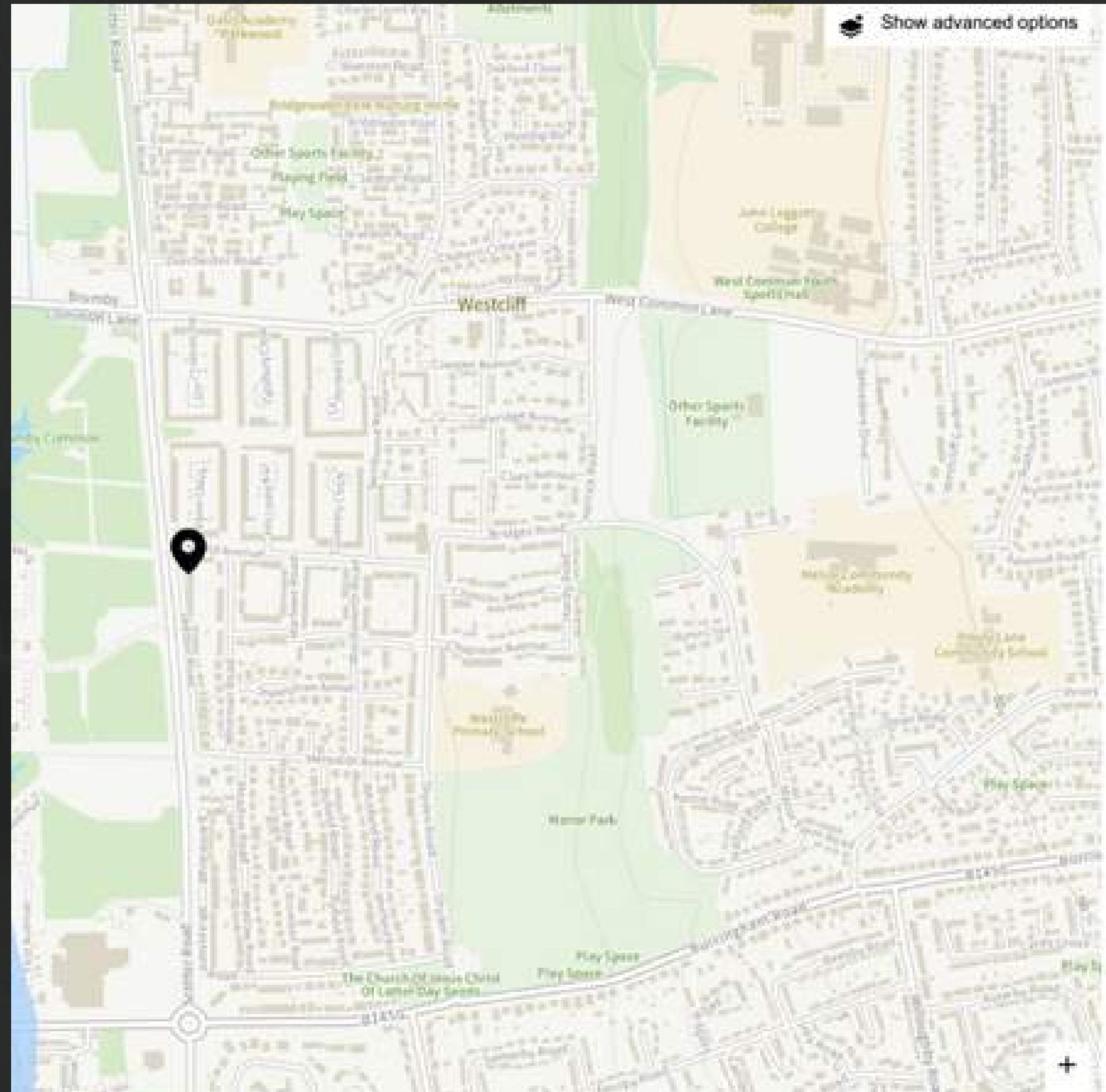
3.9 MINUTES

Schools

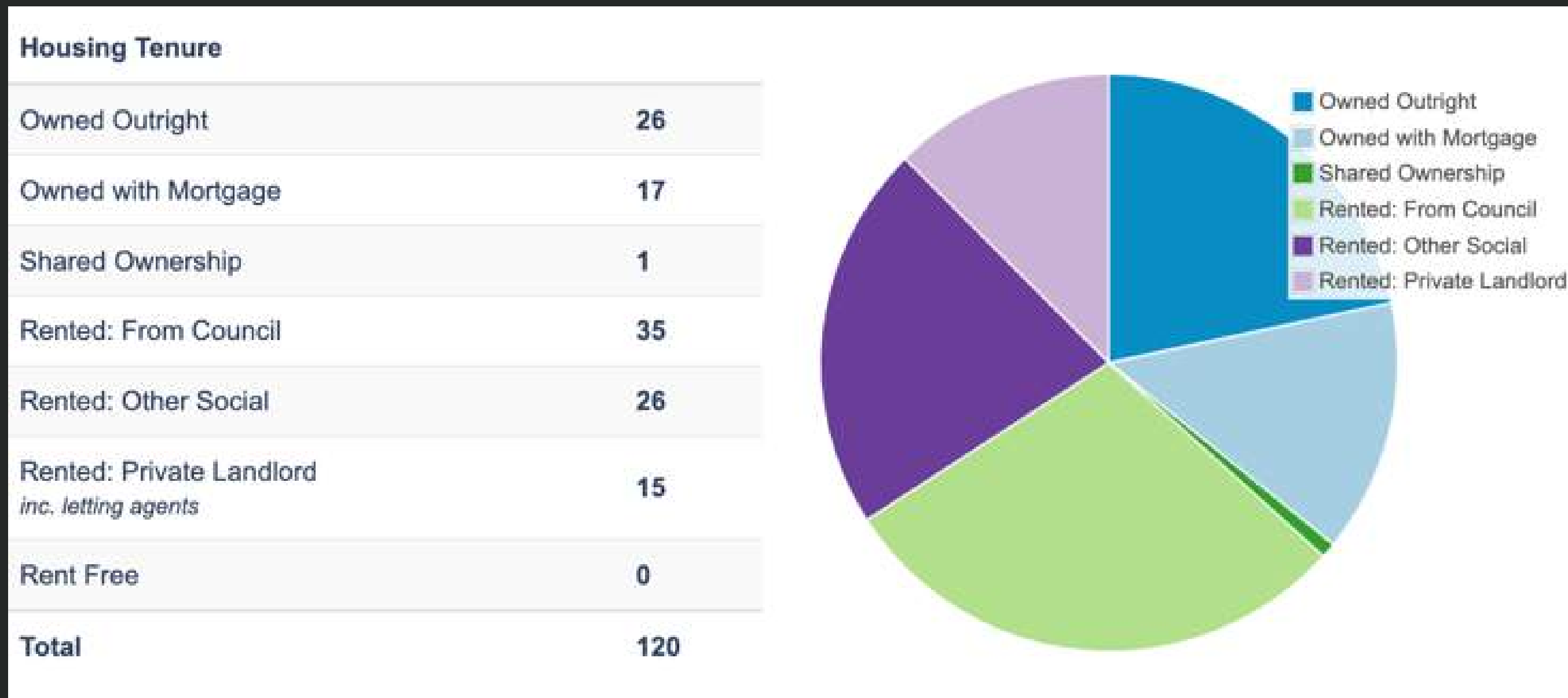
NEAREST SCHOOLS

-  **Westcliffe Primary School** 0.3 miles
State School | Ofsted: Good
-  **Oasis Academy Parkwood** 0.5 miles
State School | Ofsted: Good
-  **OneSchool Global UK Ridgeway Campus** 0.9 miles
Independent School | ISI: No Rating Available
-  **John Leggott Sixth Form College** 0.7 miles
State School | Ofsted: Good

Flood Map



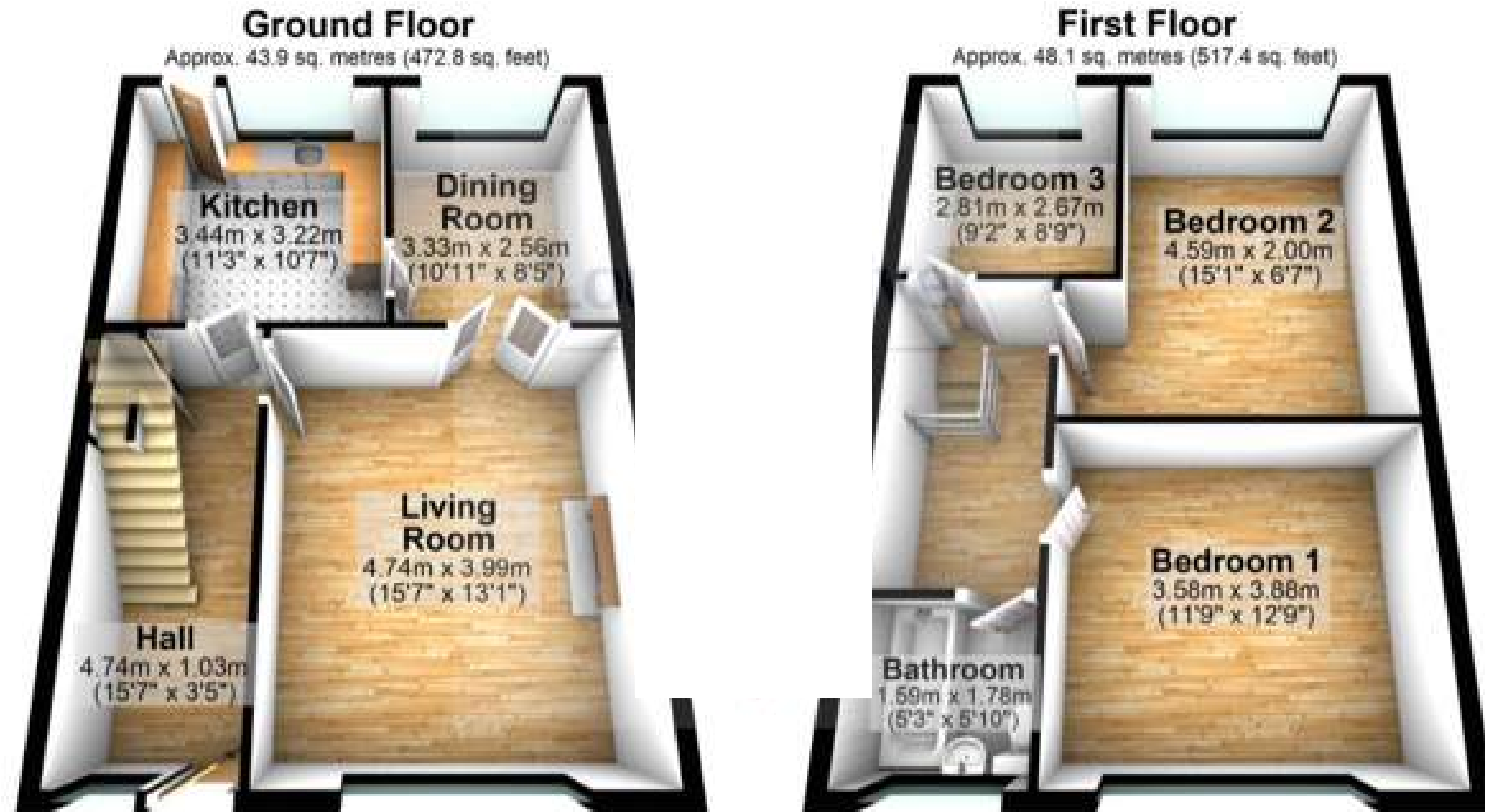
HOUSING



EPC

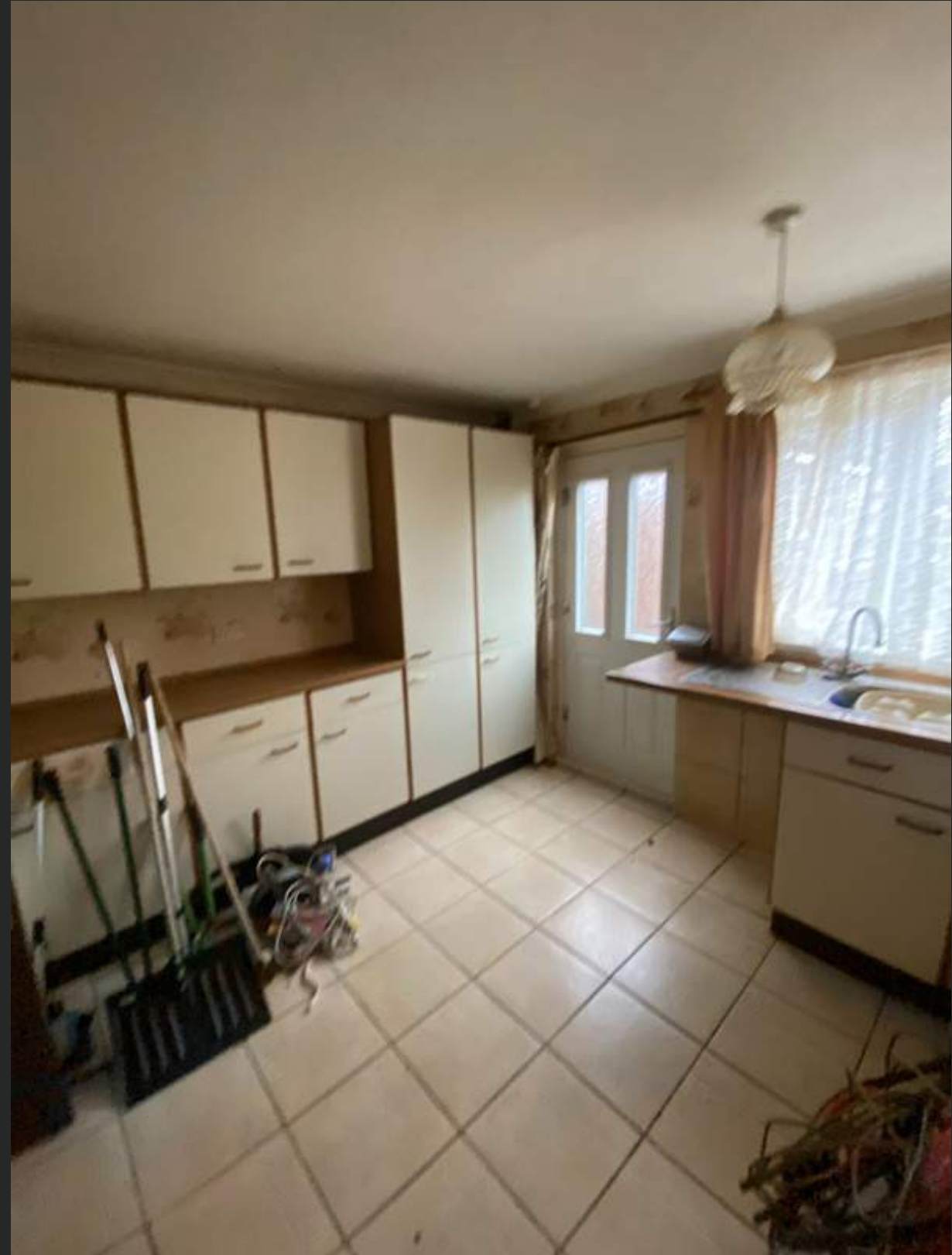
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



Total area: approx. 92.0 sq. metres (990.2 sq. feet)











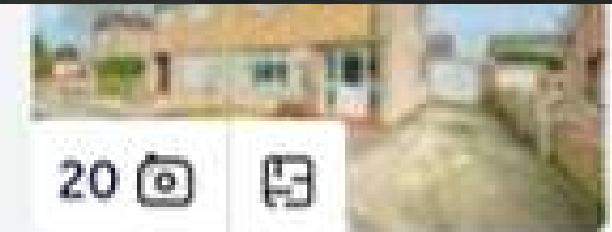
Sold House Prices

3 bed, semi-detached

£165,000

14 Jul 2023

Freehold



20 



£118,000

10 Feb 2017

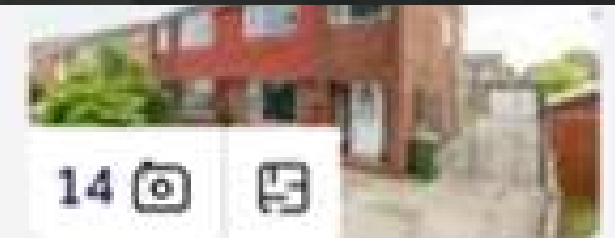
Freehold

3 bed, semi-detached

£161,000

7 Sep 2022

Freehold



14 



£117,000

1 Aug 2008

Freehold

3 bed, semi-detached

£150,000

10 Mar 2023

Freehold




15 





No other historical records

Rental Prices



Semi-Detached 3
0.74 miles
A Modern Three Bedroom Property, part of a new estate in a residential area. Comprising of lounge, kitchen/ diner, two bedrooms

£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



£759.00
per month
£175.15
per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1764967

Meet the landlord



DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

