



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
4 BED SEMI-DETACHED HOUSE
PONTEFRACT

Details

Building typ.....4 bed semi-detached house

Construction Type..... Standard

Tenure..... Freehold

Heating Type.....Gas Central

Reason of Sale.....Not reason

Occupier..... Empty

Refurbishment.....Minor

Numbers

Purchase Price	£145 000
Refurbishment	£30 000
Done Up Value (DUV)	£208 000
Rent	£1150
ROE	21.34%
YELD	9.52 %
TOTAL INVESTMENT COST (BTL)	~74 500£
<hr/>	
Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **Plastering**
- **Painting**
- **Flooring**
- **New kitchen**
- **New bathroom**
- **Radiators**
- **Windows x 3**
- **Garden**
- **Certificates**

4 BED SEMI-DETACHED HOUSE

PP £145 000

PONTEFRACT

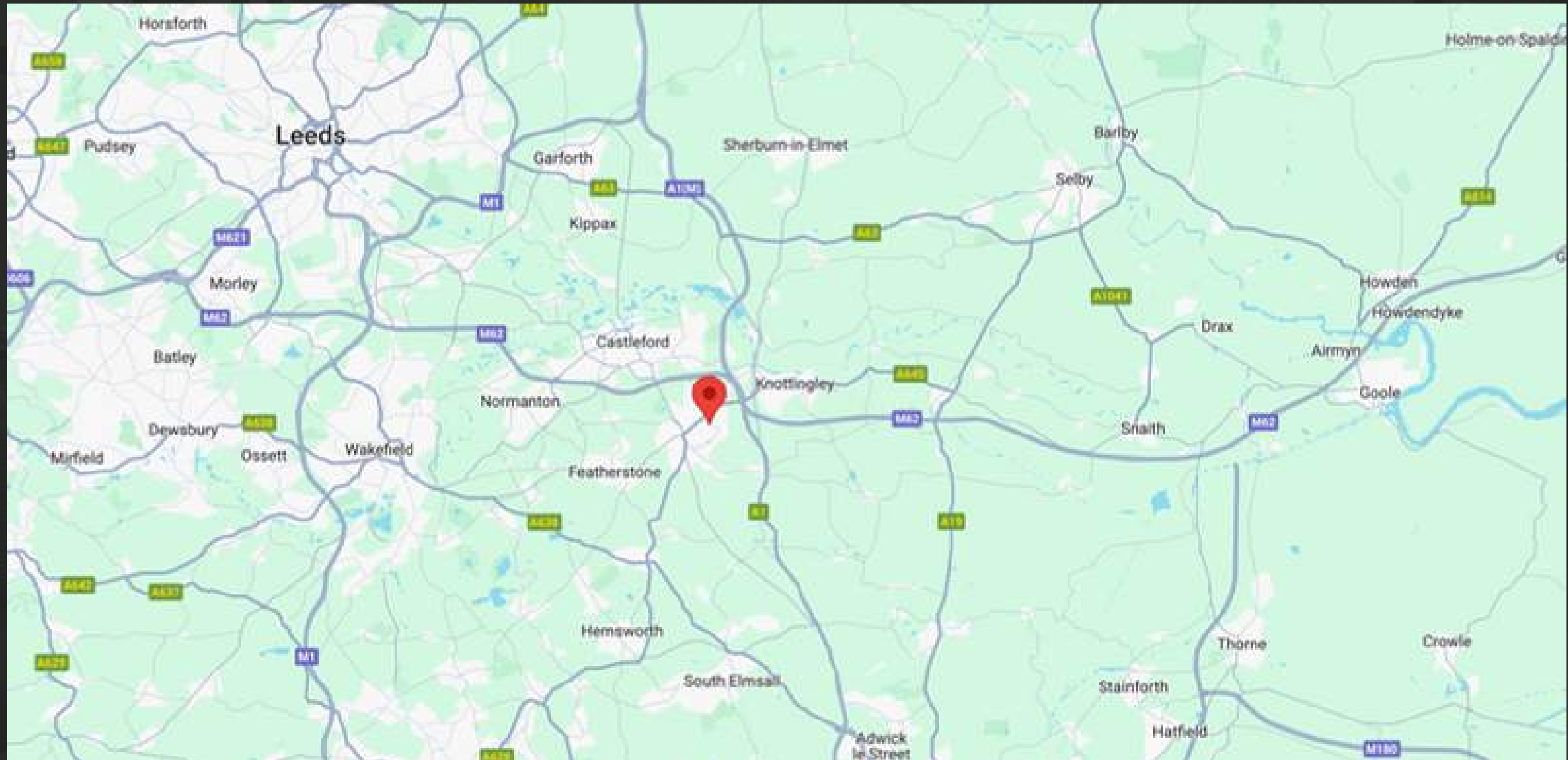
Pontefract is a historic market town in the Metropolitan Borough of Wakefield in West Yorkshire, England, east of Wakefield and south of Castleford. Historically part of the West Riding of Yorkshire, it is one of the towns in the City of Wakefield district and had a population of 30,881 at the 2011 Census.

Pontefract is known for its rich history, including Pontefract Castle, which played a significant role in the English Civil War. It's also famous for its licorice production, with the Pontefract Cake (a type of licorice candy) being a local specialty.

The impressive new builds Pontefract provides ensure home life is not only comfortable but easy, with great access to nearby sites and attractions. The people here are community-led which means residing here is a real pleasure and neighbours quickly feel like family.



Location



Bus / Train

Pontefract Baghill Rail Station

0.26 MILES



Walking Time

5.2 MINUTES

Pontefract Monkhill Rail Station

0.45 MILES



Walking Time

9 MINUTES

Pontefract Tanshelf Rail Station

0.88 MILES



Walking Time

17.7 MINUTES

Knottingley Rail Station

1.83 MILES



Walking Time

36.6 MINUTES

Glasshoughton Rail Station

2.08 MILES



Walking Time

41.6 MINUTES

Northfield Dr Eastfield Drive

0.06 MILES



Walking Time

1.1 MINUTES

Harewood Ave Cromwell Crescent

0.1 MILES



Walking Time

2 MINUTES

Baghill Lane Harewood Ave

0.11 MILES



Walking Time

2.2 MINUTES

Northfield Drive Springfield Ave

0.12 MILES



Walking Time

2.3 MINUTES

Baghill Lane Industrial Estate

0.18 MILES



Walking Time

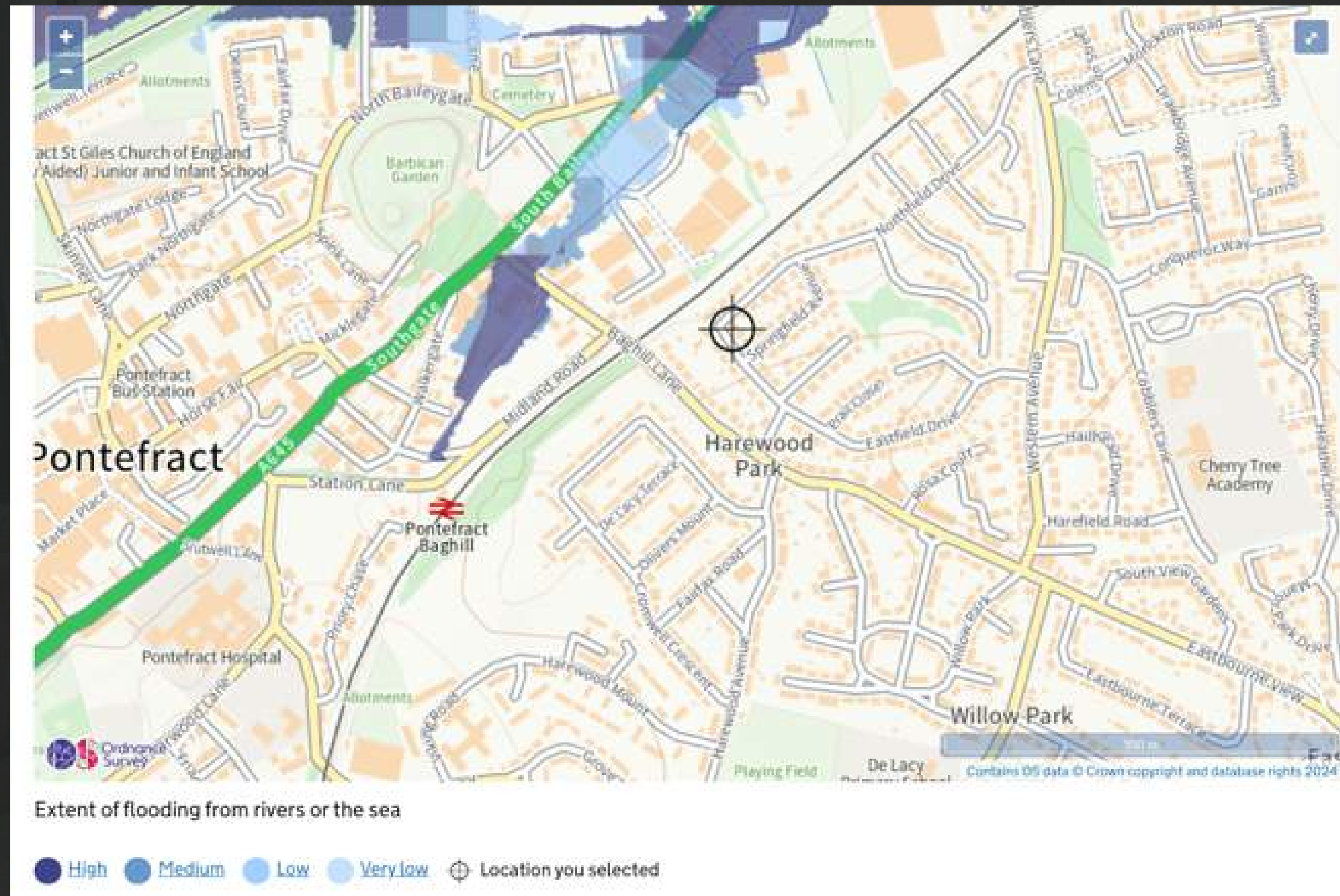
3.6 MINUTES

Schools

NEAREST SCHOOLS

-  **De Lacy Primary School** 0.4 miles
State School | Ofsted: Requires improvement
-  **Holy Family and St Michael's Catholic Primar...** 0.4 miles
State School | Ofsted: Good
-  **Cherry Tree Academy** 0.4 miles
State School | Ofsted: Requires improvement
-  **High Well School** 0.6 miles
State School | Ofsted: Good

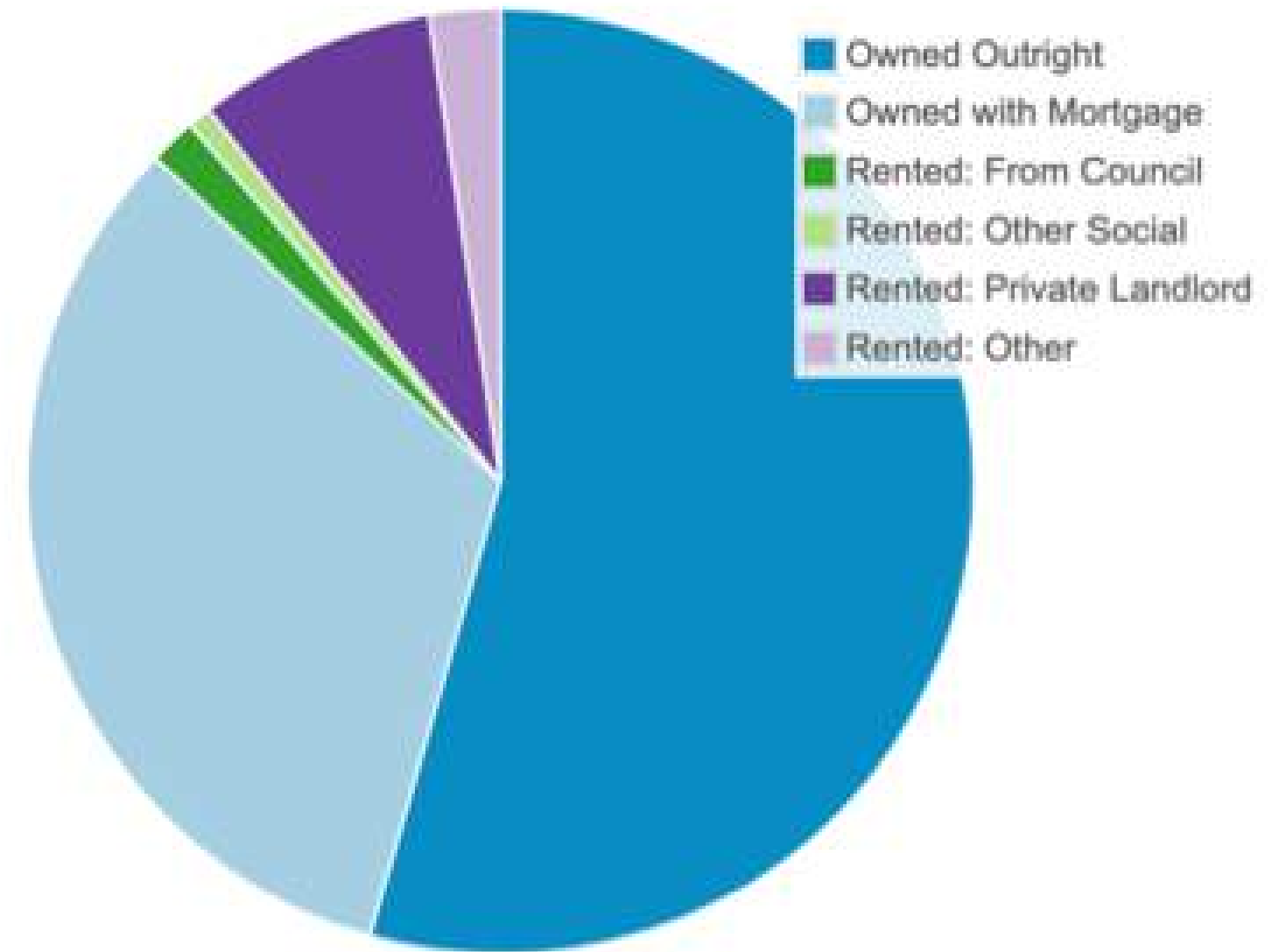
Flood Map



HOUSING

Housing Tenure

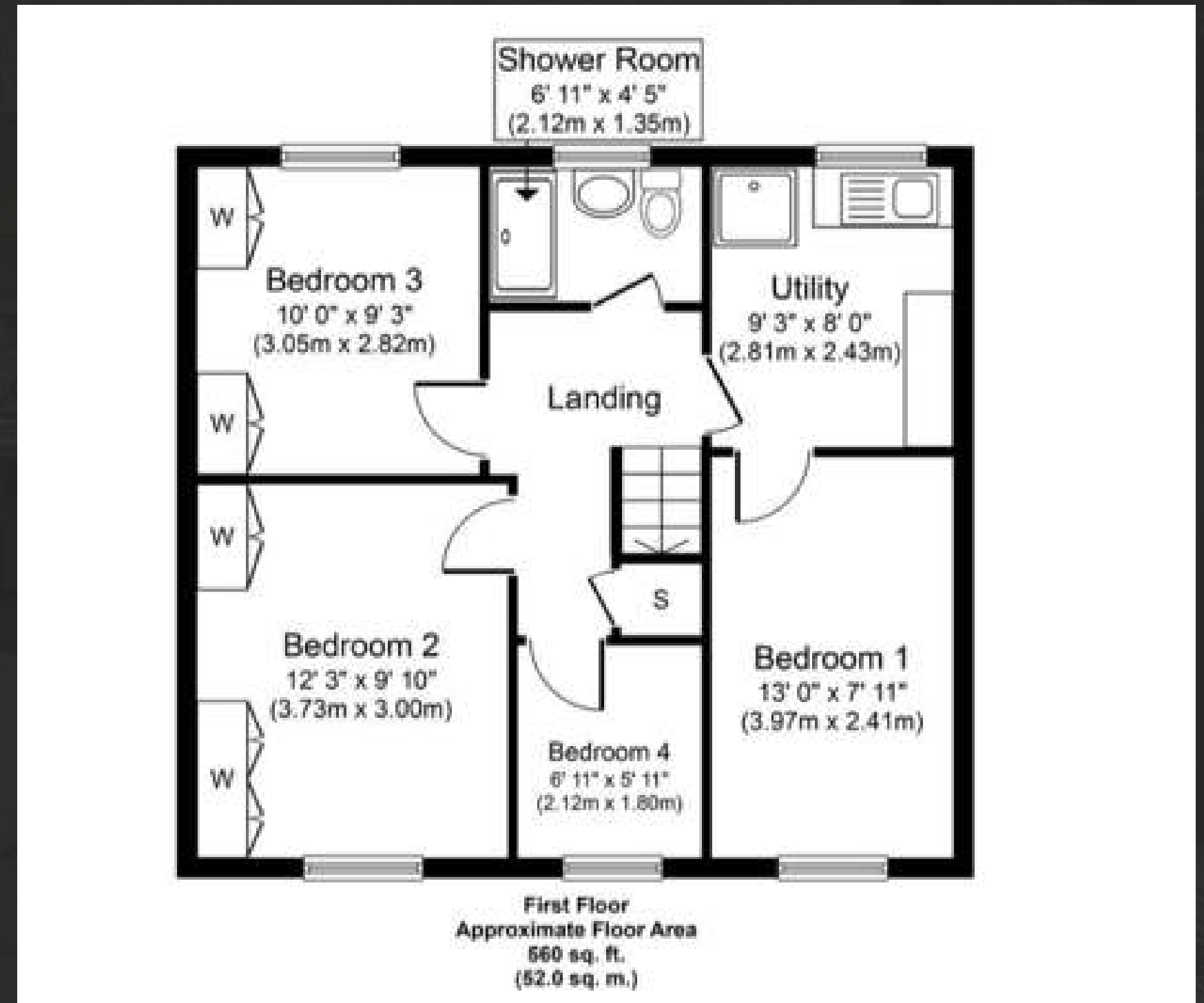
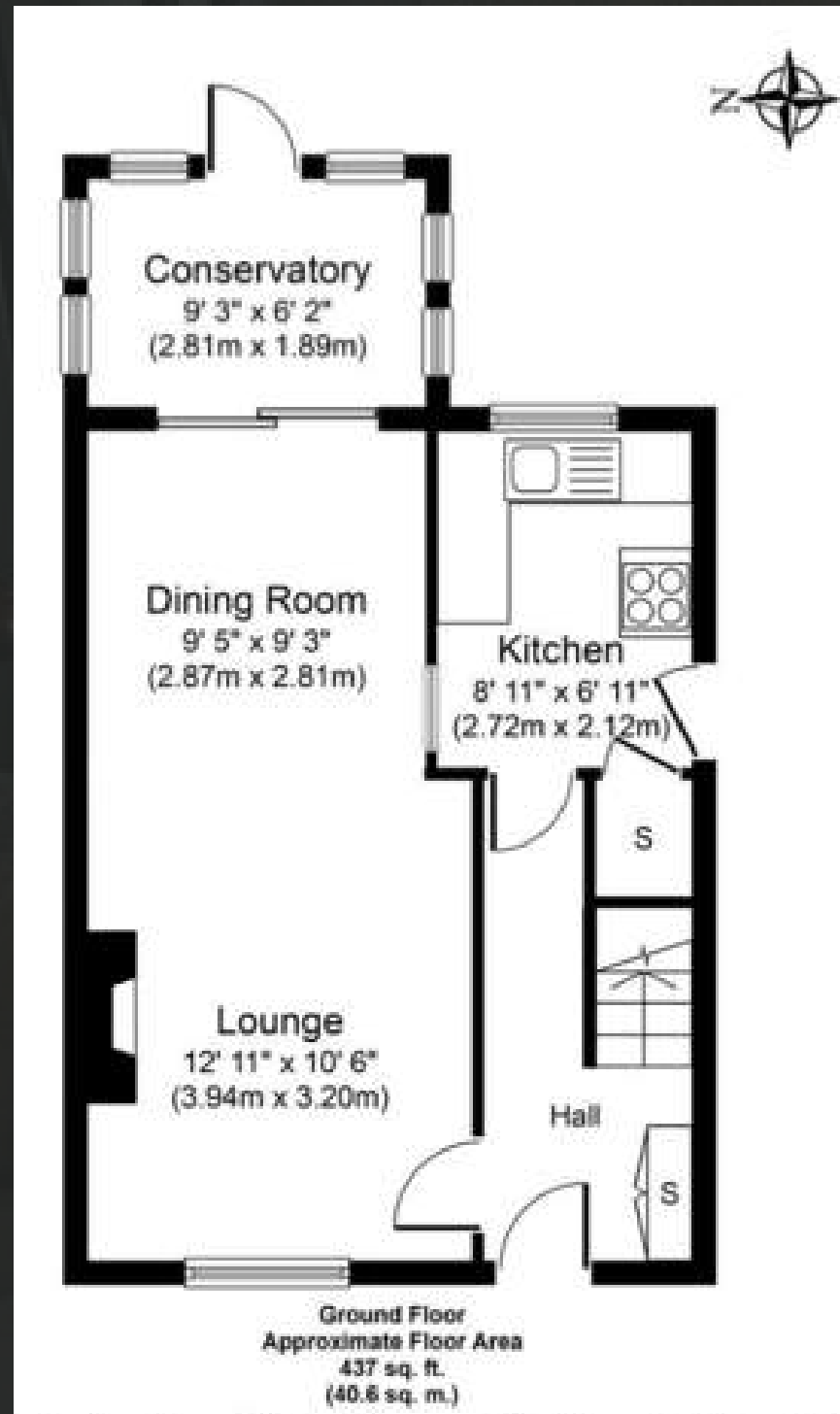
Owned Outright	67
Owned with Mortgage	40
Shared Ownership	0
Rented: From Council	2
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	10
Rented: Other	3
Rent Free	0
Total	123



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN











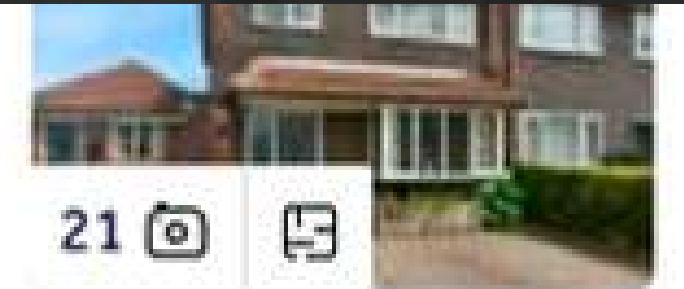
Sold House Prices

4 bed, semi-detached

£230,000

18 Aug 2023

Freehold



21 



3 bed, semi-detached

£205,000

17 Mar 2023

Freehold



9 

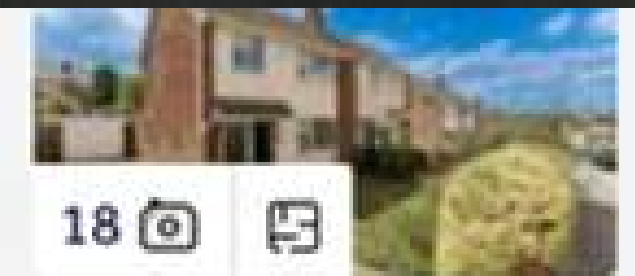


3 bed, semi-detached

£200,000

20 Dec 2022

Freehold



18 



 3 beds  1 bath  1 reception

FREEHOLD

SEMI-DETACHED HOUSE

£200,000

See what it's worth today

Rental Prices



House 🏠 3 🛏 1

0.97 miles

THREE BEDROOM SEMI DETACHED house. With period features throughout, the accommodation

£1,100 pcm ↔ 📱




Terraced 🏠 3 🛏 2

0.69 miles

Check out my CHARACTER and period features throughout!

£1,200 pcm ↔ 📱



Semi-Detached 🏠 3 🛏 1

0.84 miles

Immaculate Period Property - Off Street Parking - Sought After Location - Ready To Move In

£1,000 pcm ↓ 📱

£231 pw



£995.00 per month

£229.62 per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference: 1783695

Meet the landlord

3 Bed Semi-Detached House, Alden Crescent,

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

ALEKSANDRA SUSZKA

- Tel: +44 7563757829
- E-mail: alex.suszka@sellhousewithus.com

About process

MAREK KMIOTEK

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Dawid Dowbusz

