



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
2 BED TERRACED HOUSE*

-BARNESLEY-

Details

Building typ.....2 bed terraced house

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale.....No reason

Occupier..... Empty

Refurbishment.....Minor

Numbers

Purchase Price	£69 800
Refurbishment	£13 000
Done Up Value (DUV)	£92 000
Rent	£725
ROE	~25.5 %
YELD	~12.50 %
TOTAL INVESTMENT COST (BTL)	~£35 500
<hr/>	
Sourcing Fee	5000£
Project Management Fee	4000£

REFURB

New kitchen

Painting

Floor insulation

Carpets (part)

Boiler

Fuse box

Certificates

2 BED TERRACED HOUSE

PP £69,800

BARNSLEY

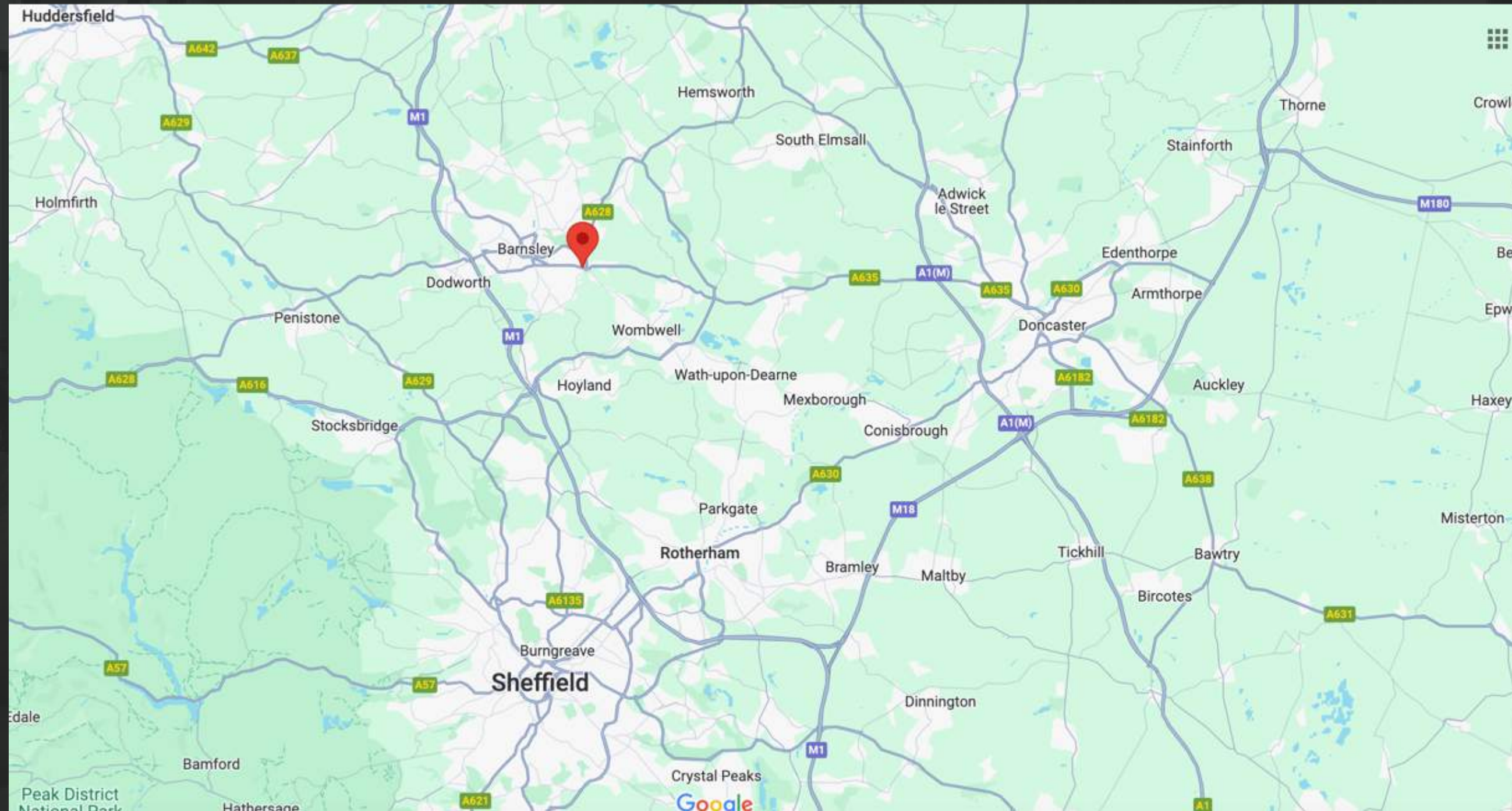
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative 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

Doncaster Road/Gordon Street

0.06 MILES



Walking Time

1.3 MINUTES

Doncaster Road/Hunningley Close

0.1 MILES



Walking Time

1.9 MINUTES

Doncaster Road/Hill Street

0.22 MILES



Walking Time

4.3 MINUTES

Hunningley Lane/Field Lane

0.22 MILES



Walking Time

4.4 MINUTES

Wombwell Lane/Bleachcroft Way

0.22 MILES



Walking Time

4.5 MINUTES

Barnsley Rail Station

1.54 MILES



Walking Time

30.8 MINUTES

Wombwell Rail Station

2.3 MILES



Walking Time

46 MINUTES

Elsocar Rail Station

3.34 MILES

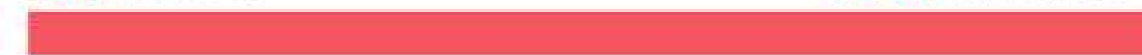


Walking Time

66.9 MINUTES

Dodworth Rail Station

3.67 MILES

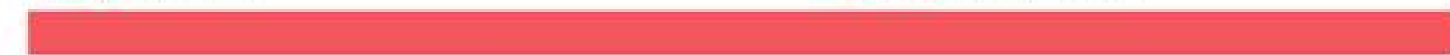


Walking Time

73.4 MINUTES

Darton Rail Station

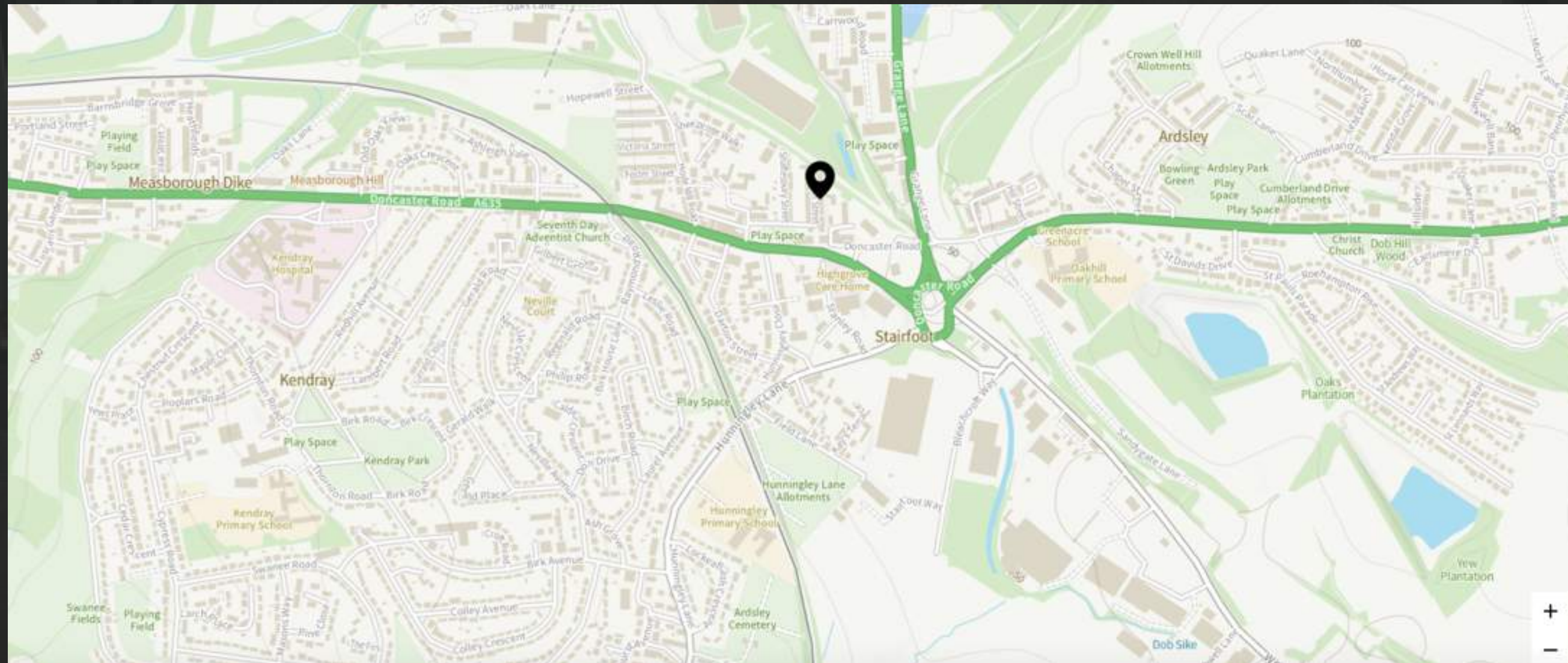
4.59 MILES



Walking Time

91.9 MINUTES

Flood Map



Schools

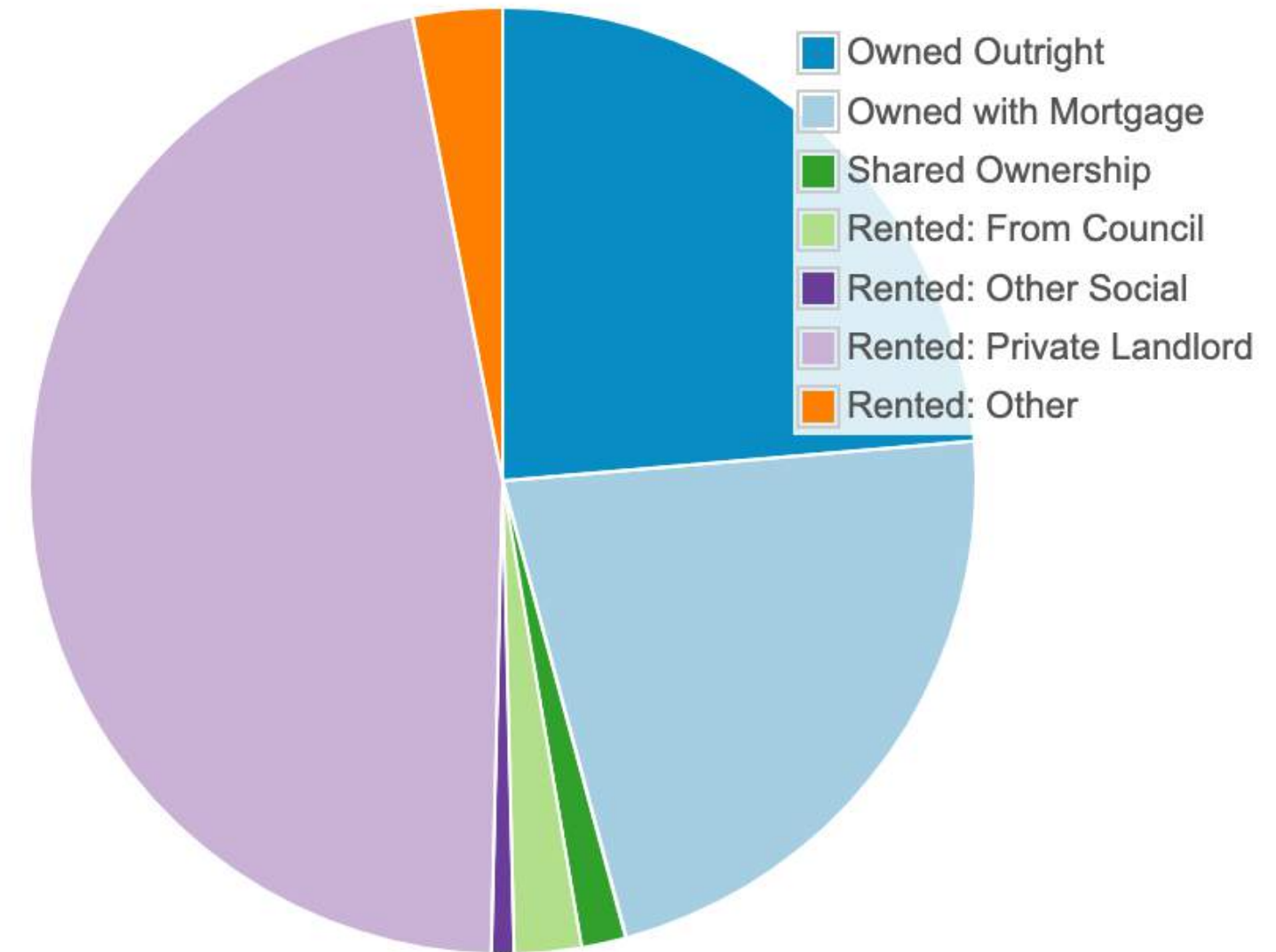
NEAREST SCHOOLS

-  **Hunningley Primary Academy** 0.4 miles
State School | Ofsted: Outstanding
-  **Oakhill Primary Academy** 0.3 miles
State School | Ofsted: Good
-  **Outwood Primary Academy Littleworth Gra...** 0.9 miles
State School | Ofsted: Good
-  **Barnsley Academy** 0.8 miles
State School | Ofsted: Good

HOUSING

Housing Tenure

Owned Outright	31
Owned with Mortgage	29
Shared Ownership	2
Rented: From Council	3
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	61
Rented: Other	4
Rent Free	0
Total	131



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pictures





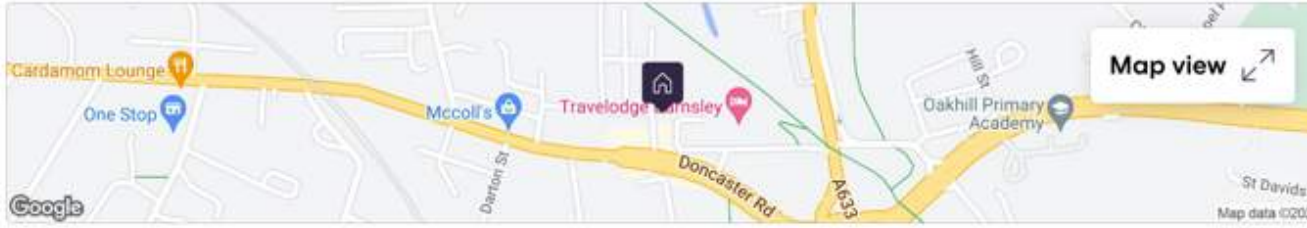




Sold House Prices

2 beds 1 bath 1 reception 60 sq. metres EPC rating: C

FREEHOLD TERRACE PROPERTY **JUST CURIOUS**



Tracking

Tracking because I am curious


Zoopla estimate [See inside the estimate](#)

Estimated price

£89k Low **£94k** High £98k

HIGH CONFIDENCE

Next updated in 6 days

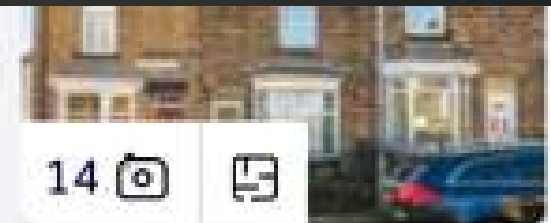


2 bed, terraced

£93,000

31 Aug 2022

Freehold



14  

2 bed, terraced

£90,000


18 Aug 2023

Freehold

2 

 EPC

Rental Prices



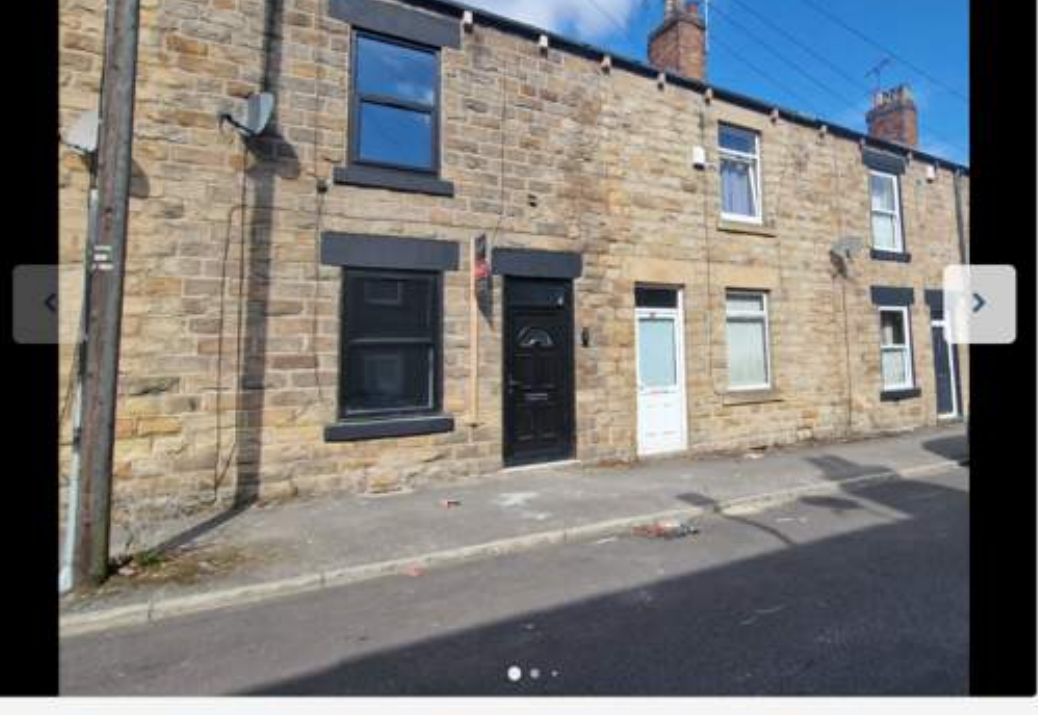

£725.00 per month
£167.31 per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference: 1793906

Meet the landlord





£725.00 per month
£167.31 per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference: 1793801

Meet the landlord



End of Terrace 2 1

0.10 miles

NO DEPOSIT OPTION AVAILABLE - GREATER PROTECTION FOR LANDLORDS Leaders are pleased to present this stunning, recently redecorated two bedroom end of terrace house to let. The property benefits from having a lounge, a good-sized dining-room and a kitchen with intergrated appliances. The fir...

695 pcm ↔ DEPOSIT ALTERNATIVE AVAILABLE LET AGREED

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

- Tel: +44 7534 878 739
- E-mail: marek.kmiotek@sellhousewithus.com



Dawid Dowbusz

