



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*

-BARNESLEY-

Details

Building typ.....3 bed semi-detached house

Construction Type..... Standard

Tenure..... Freehold

Heating Type.....Gas

Reason of Sale.....No reason

Occupier..... Empty

Refurbishment.....Minor

Numbers

Purchase Price	£109 000
Refurbishment	£18 000
Done Up Value (DUV)	£147 000
Rent	£875
ROE	20.33 %
YIELD	~10%
TOTAL INVESTMENT COST (BTL)	~£51 500
<hr/>	
Sourcing Fee	4000£
Project Management Fee	4000£

REFURB

Corridor Plastering

Skimming

Painting

Flooring (without kitchen)

Loft insulation

Boiler & Radiators

Kitchen refreshment

New Bathroom

Certificates

3 BED SEMI- DETACHED HOUSE

PP £109.000

BARNSLEY

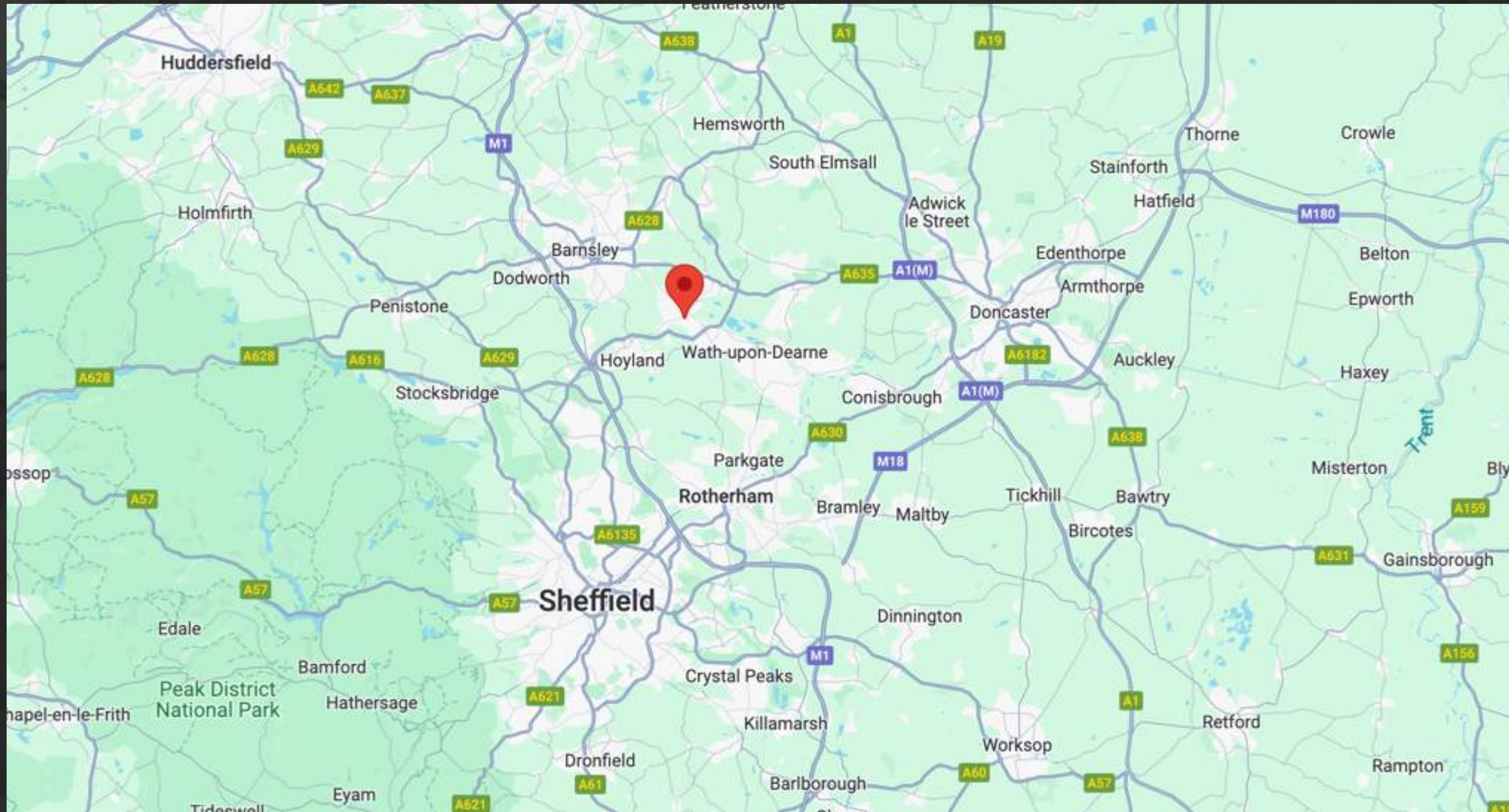
Barnsley is a town in South Yorkshire, England. It lies on the River Dearne, north of the city of Sheffield, south of Leeds and west of Doncaster. Barnsley is surrounded by several smaller settlements which together form the Metropolitan Borough of Barnsley, of which Barnsley is the largest and the administrative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

Church Street/Kings Road

0.03 MILES

Walking Time

0.6 MINUTES

Park Street/Kelvin Grove

0.05 MILES

Walking Time

1.1 MINUTES

Park Street/Market Place

0.06 MILES

Walking Time

1.2 MINUTES

Hough Lane/Kings Road

0.08 MILES

Walking Time

1.5 MINUTES

Station Road/Smith Street

0.09 MILES

Walking Time

1.9 MINUTES

Wombwell Rail Station

0.78 MILES

Walking Time

15.6 MINUTES

Elsocar Rail Station

1.93 MILES

Walking Time

38.5 MINUTES

Bolton-Upon-Dearne Rail Station

3.52 MILES

Walking Time

70.3 MINUTES

Goldthorpe Rail Station

3.59 MILES

Walking Time

71.7 MINUTES

Barnsley Rail Station

3.99 MILES

Walking Time

79.9 MINUTES

Flood Map



Extent of flooding from rivers or the sea

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

Schools

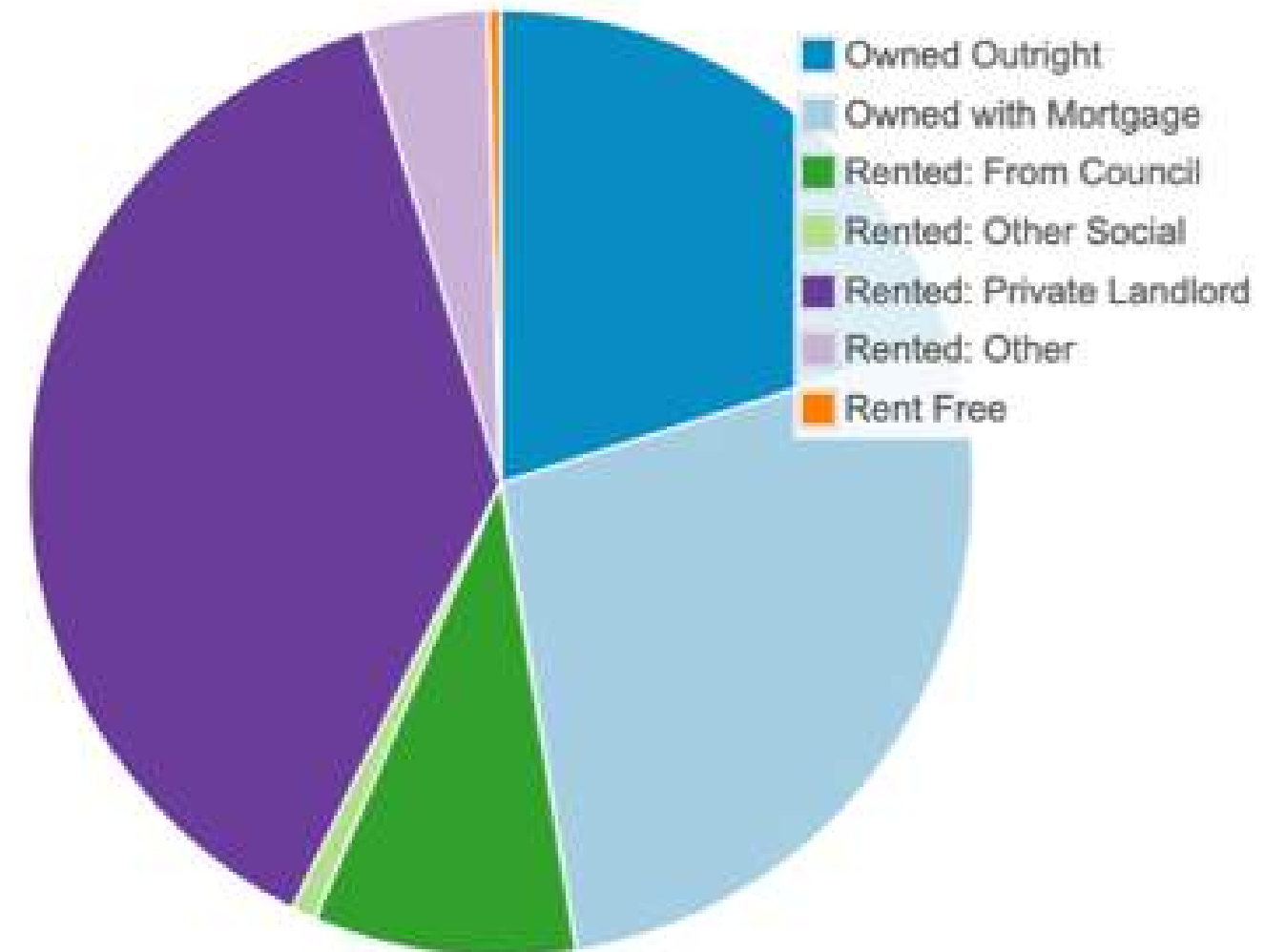
NEAREST SCHOOLS

-  **Wombwell Park Street Primary School** 0.2 miles
State School | Ofsted: Good
-  **Kings Oak Primary Learning Centre** 0.3 miles
State School | Ofsted: Outstanding
-  **Netherwood Academy** 0.7 miles
State School | Ofsted: Requires improvement
-  **St Michael and All Angels Catholic Primary S...** 0.7 miles
State School | Ofsted: Good

HOUSING

Housing Tenure

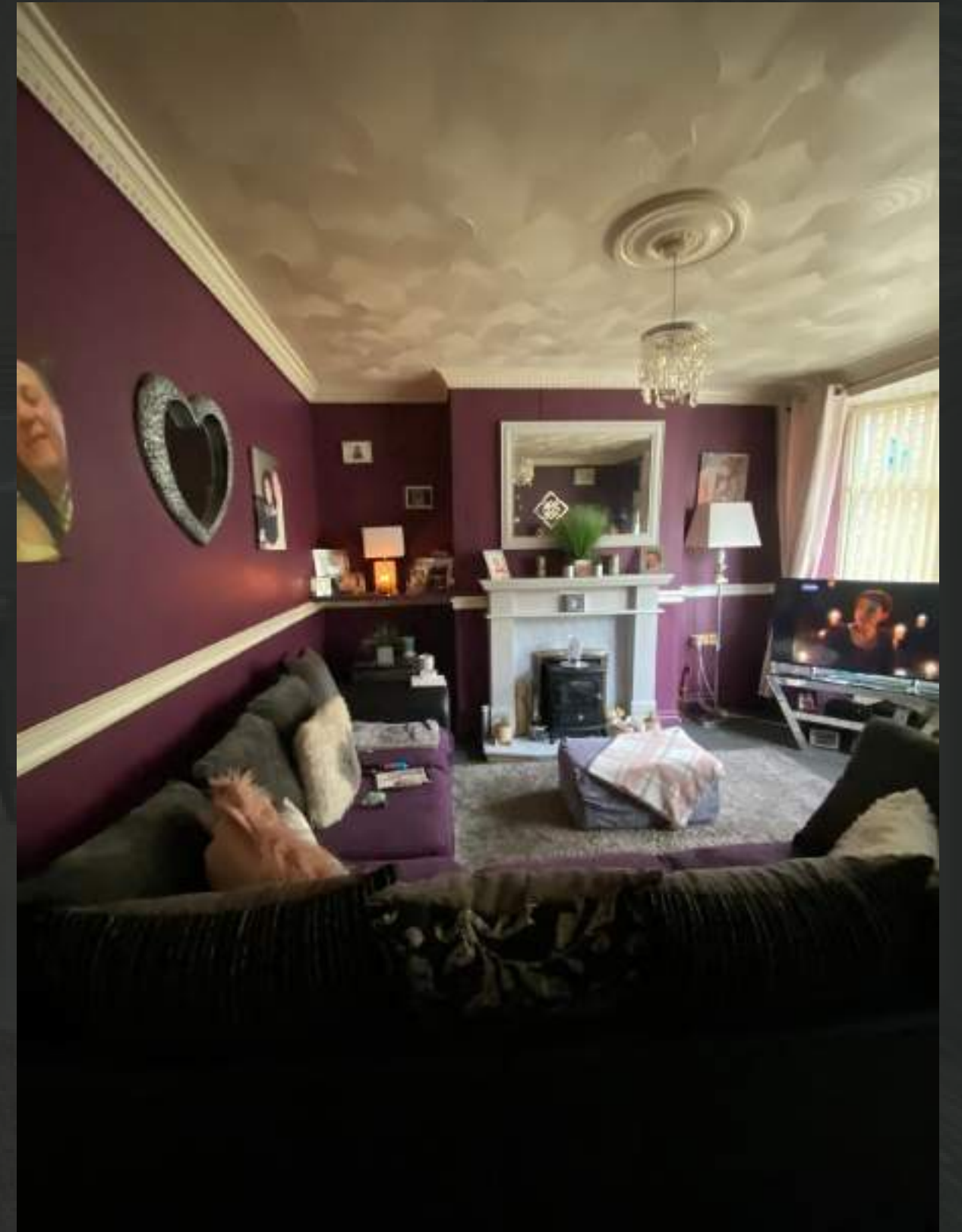
Owned Outright	47
Owned with Mortgage	64
Shared Ownership	0
Rented: From Council	21
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	89
Rented: Other	10
Rent Free	1
Total	234



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Pictures









Sold House Prices

3 bed, semi-detached

£140,000 17 Oct 2022 Freehold

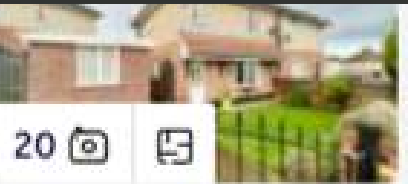
No other historical records



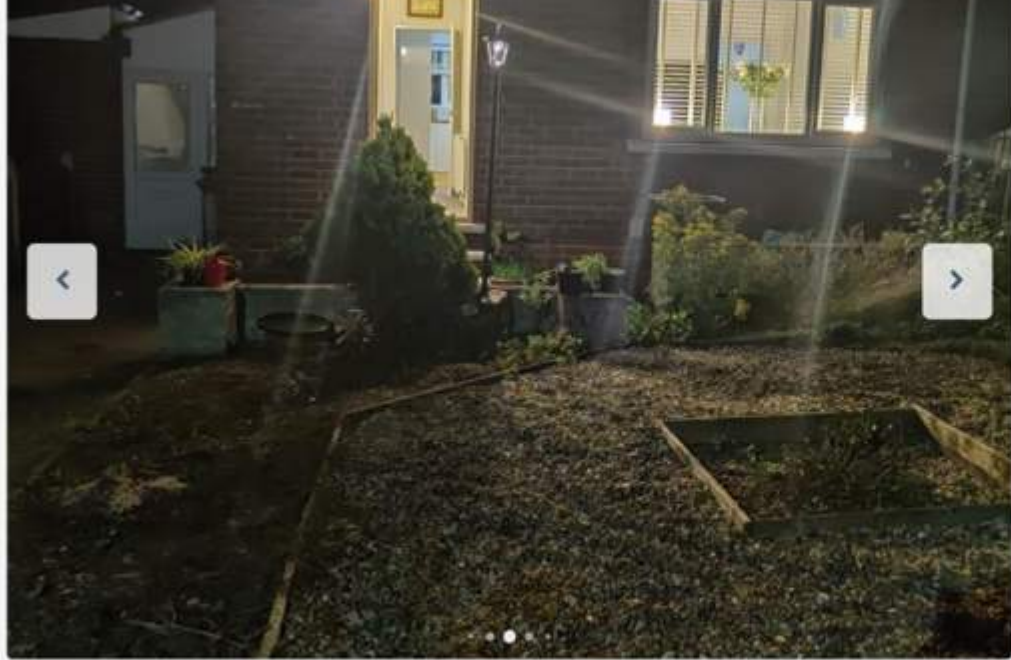
3 bed, semi-detached

£147,000 26 May 2023 Freehold

No other historical records



Rental Prices



£975.00
per month
£225.00
per week


- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1935855

Meet the landlord

3 Bed Semi-Detached House, Wainwright




Semi-Detached 🏠 3

0.18 miles

****AVAILABLE NOW**** We at Gates Estates are pleased to offer this deceptively spacious 3 bed semi detached family home having

£850 pcm ↔ 📊
£196 pw



Semi-Detached 🏠 3 🚗 1

0.53 miles

Located on the outskirts of Wombwell town centre, this newly renovated spacious three bedroom semi-detached home briefly

LET AGREED

Added on 16/12/2023 by Paisley Properties, Mapplewell

£850 pcm ↔ 📊
£196 pw

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

