



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 type..... 3 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	£127 000
BTL Deposit (25%)	£31 750
Refurbishment	£27 000
Legal Fees	£2 000
Broker Fee	£500
Done Up Value (DUV)	£190 000
Final Rent	£925
ROE	~20.63%
YELD	~9%
TOTAL INVESTMENT COST (BTL)	~66 000£
<hr/>	
Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **New Fuse Box**
- **Painting**
- **Flooring**
- **New kitchen**
- **New bathroom**
- **Radiators**
- **Decorating**
- **Certificates**

3 BED SEMI- DETACHED HOUSE

PP £127 000

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.

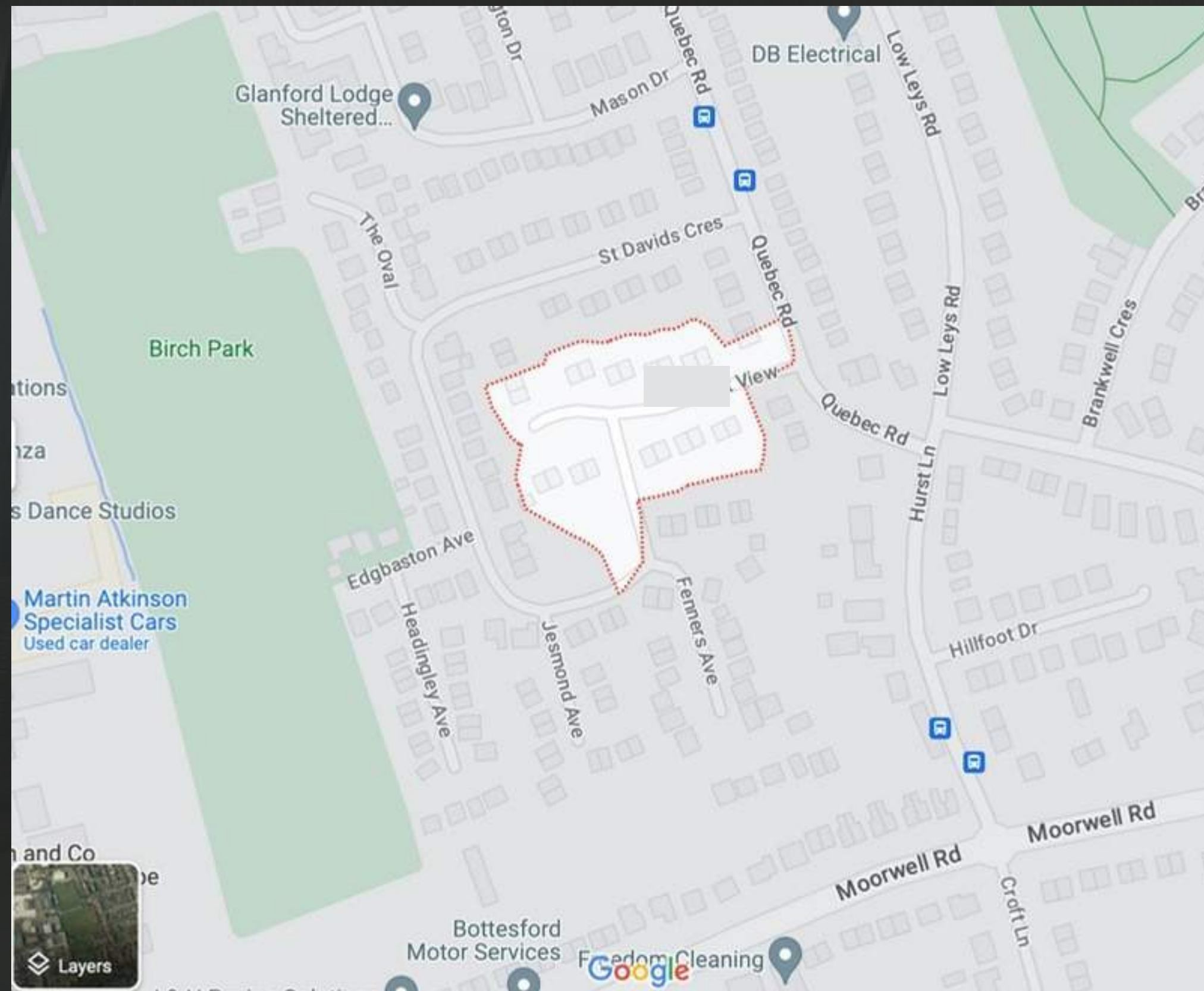
The largest town in North Lincolnshire is Scunthorpe, which has around 80,000 residents. Scunthorpe is best known for its steel industry, as the town has the largest steel works in England. Thousands of people living in the town work at the steel works, and in other manufacturing industries.



Location



Location



Bus / Train

Scunthorpe Rail Station

2.36 MILES

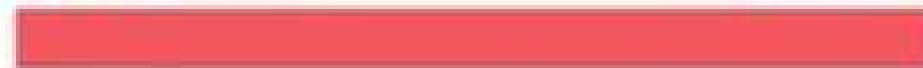


Walking Time

47.1 MINUTES

Althorpe Rail Station

3.42 MILES

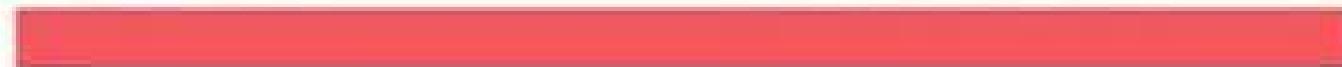


Walking Time

68.5 MINUTES

Kirton Lindsey Rail Station

5.68 MILES



Walking Time

113.6 MINUTES

Crowle Rail Station

6.58 MILES

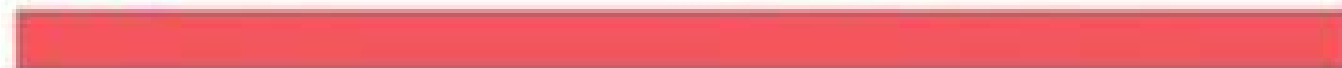


Walking Time

131.6 MINUTES

Brigg Rail Station

7.53 MILES



Walking Time

150.5 MINUTES

Mason Drive

0.06 MILES



Walking Time

1.2 MINUTES

Hurst Lane

0.13 MILES



Walking Time

2.6 MINUTES

Hammerton Road

0.19 MILES



Walking Time

3.9 MINUTES

Maple Leaf

0.23 MILES



Walking Time

4.6 MINUTES

Brankwell Crescent

0.26 MILES



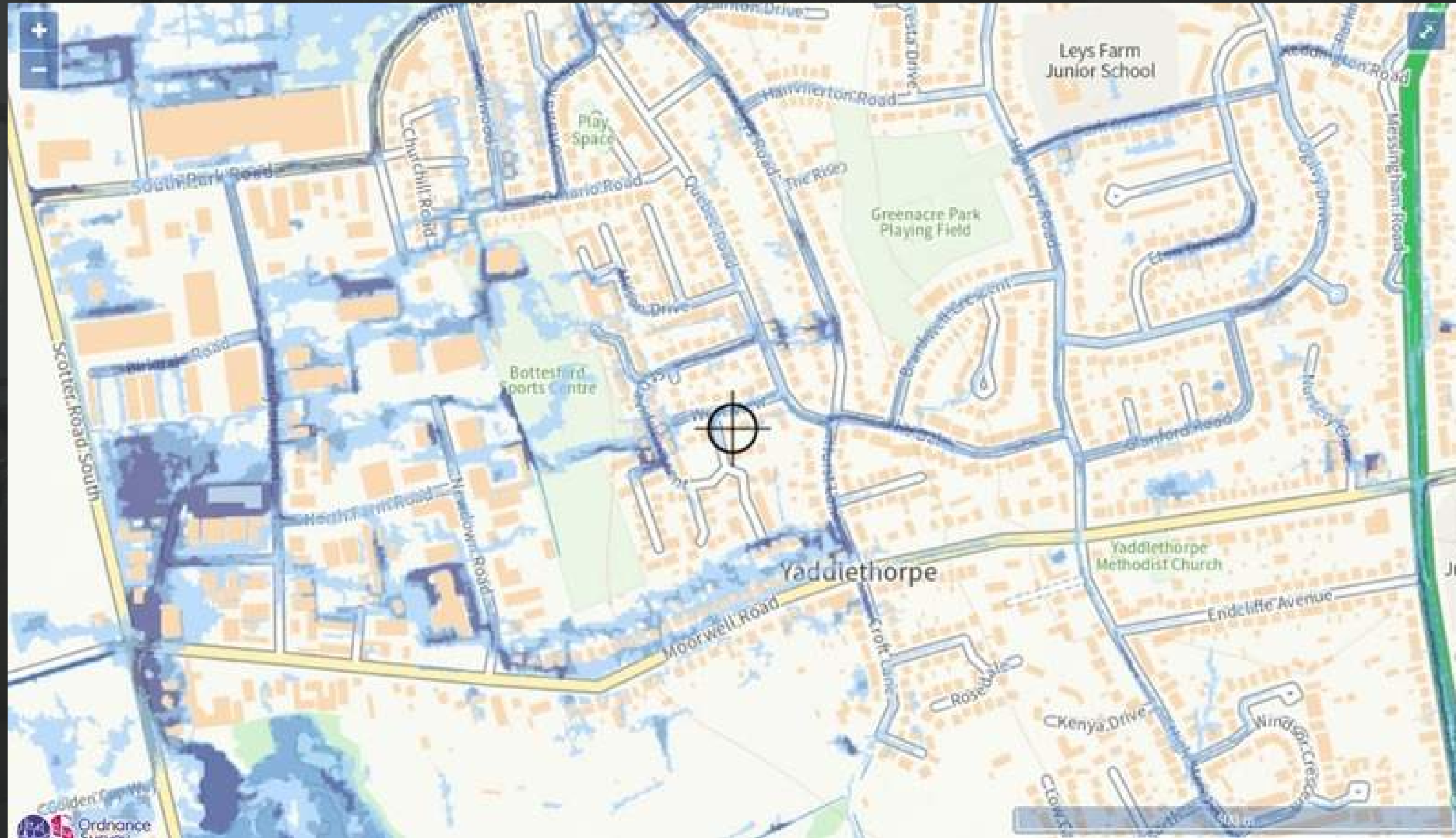
Walking Time

5.2 MINUTES

Schools

Leys Farm Junior School	590 yards	★★★★☆
Enderby Road Infant School	620 yards	★★★★☆
Willoughby Road Primary Academy	half a mile	★★★★☆
Bottesford Junior School	0.6 miles	★★★★☆
Bottesford Infant School	0.6 miles	★★★★★
Oakfield Primary School	0.9 miles	★★★★☆
Westcliffe Primary School	1.1 miles	★★★★☆
Priory Lane Community School	1.1 miles	★★★★☆
Holme Valley Primary School	1.3 miles	★★★★★
Lincoln Gardens Primary School	1.5 miles	★★★★☆

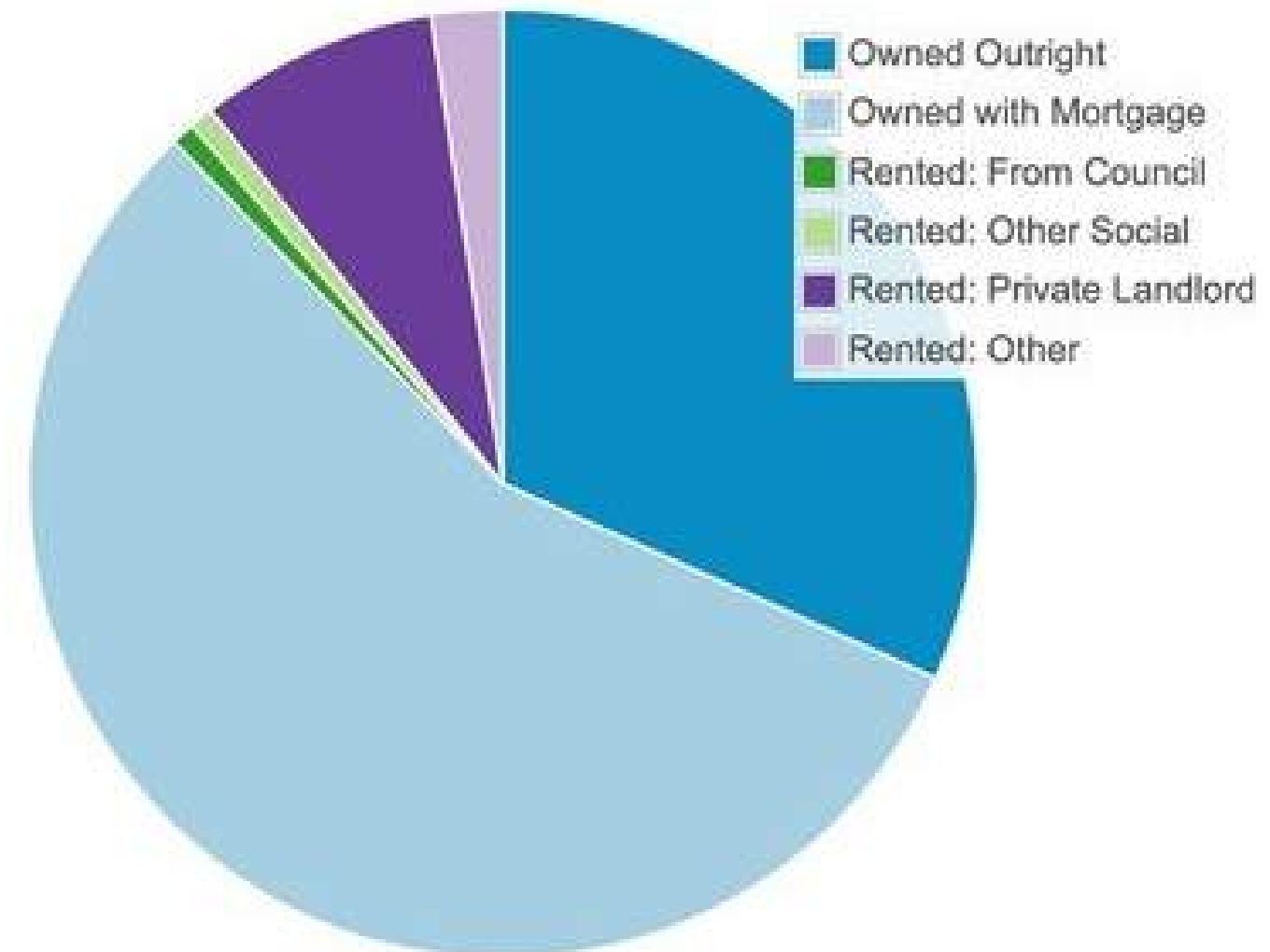
Flood Map



Housing

Housing Tenure

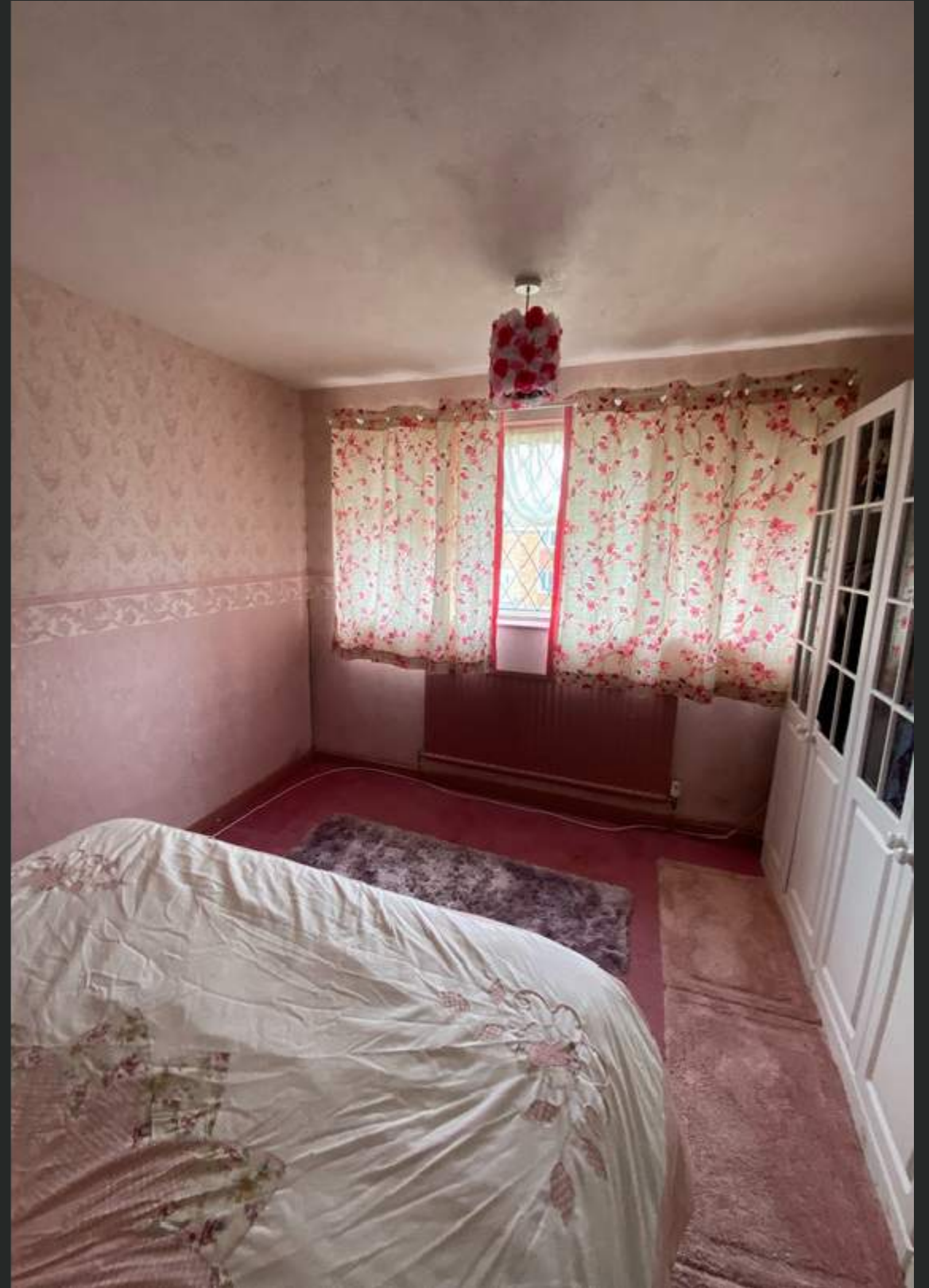
Owned Outright	39
Owned with Mortgage	69
Shared Ownership	0
Rented: From Council	1
Rented: Other Social <i>inc. charities and housing associations</i>	1
Rented: Private Landlord <i>inc. letting agents</i>	10
Rented: Other	3
Rent Free	0
Total	123



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







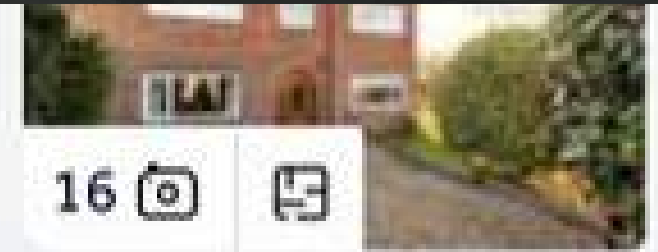
Sold House Prices

3 bed, semi-detached

€207,000

14 Apr 2023

Freehold



16 



3 bed, semi-detached

€185,000

26 May 2023

Freehold



30 



3 bed, semi-detached

€190,000

16 Jun 2023

Freehold



16 

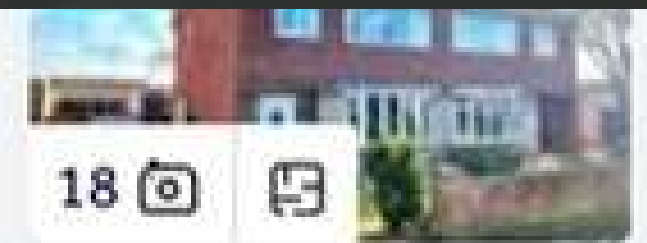


3 bed, semi-detached

€195,000

26 Aug 2022


Freehold



18 



Rental Prices



£850.00 per month
£196.15 per week



- ✓ No admin fees
- ✓ No hidden charges

Let Agent

Property Reference: 1820217

Meet the landlord



3 Bed Semi-Detached House, Oakwood Rise, DN16



End of terrace 3 1

This three storey modern end town house comprises of a spacious master bedroom to the second floor, 2 further bedrooms and family bathroom to the first floor,

£825 pcm



Semi-Detached 3 1

GREAT FAMILY RENTAL PROPERTY in POPULAR LOCATION, CLOSE TO AMENITIES! MODERN & WELL PRESENTED THROUGHOUT! AMPLE OFF ROAD

£1,000 pcm

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

