



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 TERRACED HOUSE
(GARAGE)*

*OR
4 BED MINI HMO*

-WOMBWELL-BARNSLEY-

Details

Building typ.....4 bed terraced house

Construction Type..... Standard

Tenure..... Freehold

Heating Type.....Coil

Reason of Sale.....No raeson

Occupier..... Empty

Refurbishment.....Major

Numbers SINGLE LET

Purchase Price	£ 118 000
BTL Deposit (25%)	£ 29 500
Stamp Duty (3%)	£ 3 540
Refurbishment	£ 40 000
Lagal Fees	£ 2000
Broker Fee	£ 500
Done Up Value (DUV)	£ 187 000
Final Rent	£975
ROE	19.30 %
YIELD	10 %
TOTAL INVESTMENT COST (BTL)	~ 77 000
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Sourcing Fee	£4000
Project Management Fee	£4000

Numbers 4 BED MINI HMO

Purchase Price	£ 118 000
BTL Deposit (25%)	£ 29 500
Stamp Duty (3%)	£ 3 540
Refurbishment	£ 40 000
Legal Fees	£ 2000
Broker Fee	£ 500
Done Up Value (DUV)	£ 160 000
Final Rent PER WEEK	£480
ROE	25.20 %
Annual Rental Income	£ 11. 800
Management	10%
TOTAL INVESTMENT COST (BTL)	~ 77 000
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Sourcing Fee	£ 5000
Project Management Fee	£ 4000

REFURB

Gas connection (boiler, radiators)

All electrics but no rewiring

Water tank removal

Plastering

Painting

Flooring

New kitchen

Interior doors

Window glazing (x1)

Insulation

Bathroom Refreshment

Certificates

4 BED TERRACED HOUSE (GARAGE)

PP £118.000

BARNSLEY-WOMBWELL

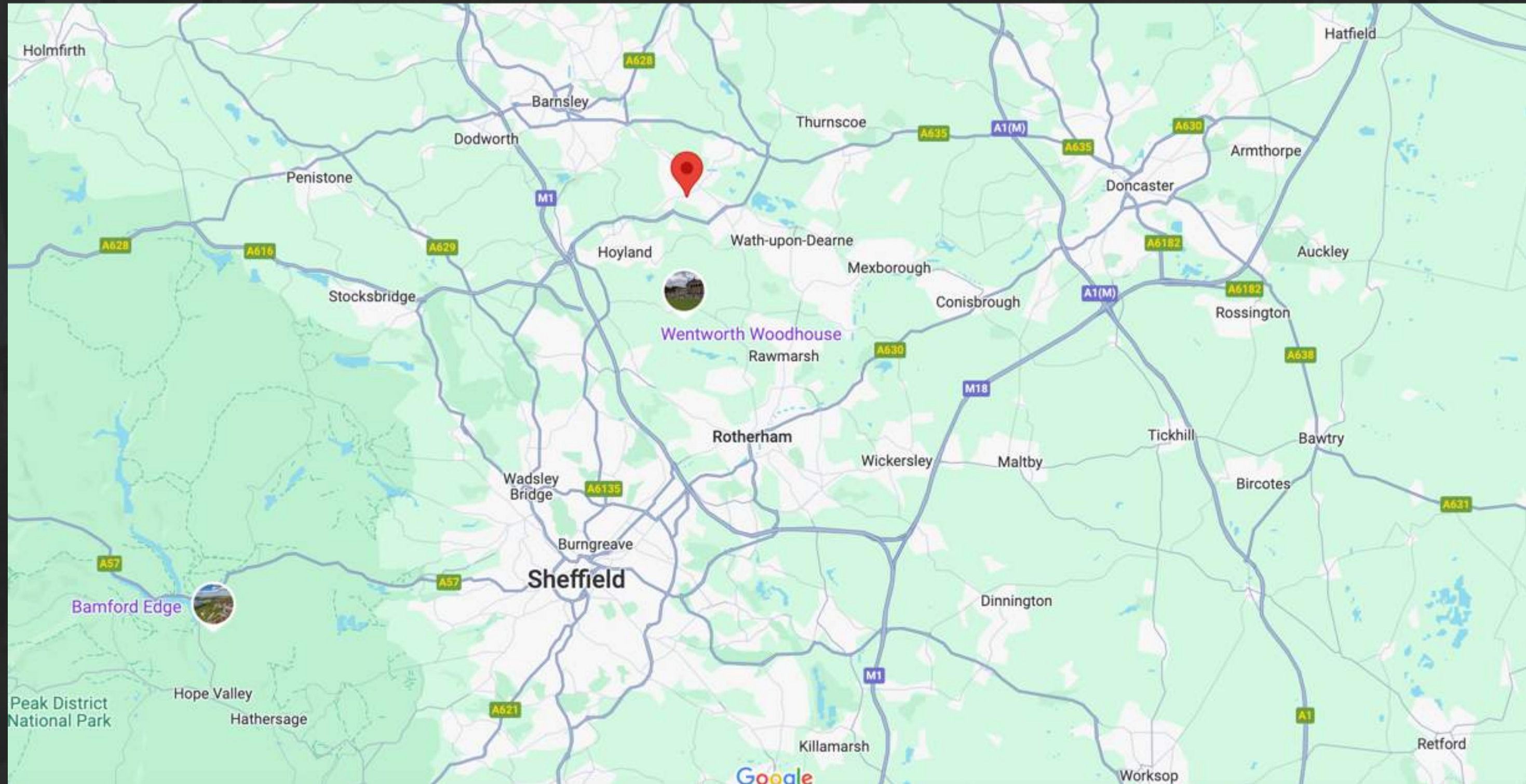
Barnsley is a market town in South Yorkshire, England. It is the main settlement of the Metropolitan Borough of Barnsley and the fourth largest settlement in South Yorkshire. The town's population was 96,888 in 2021, while the wider borough had a population of 244,600 in the 2021 census.

Wombwell is a town in the Metropolitan Borough of Barnsley in South Yorkshire, England. In the 2011 census, data for the town was split between the ward of Wombwell and small sections that fell into the wards of Darfield and Stairfoot. Added together, these record the town's population at approximately 15,316

This delightful destination, steeped in rich history and brimming with local culture, offers a unique blend of traditional Yorkshire charm and modern amenities.



Location



Bus / Train

Hough Lane/Winders Place

0.02 MILES

Walking Time

0.3 MINUTES

Hough Lane/Kings Road

0.17 MILES

Walking Time

3.4 MINUTES

Hough Lane/Copeland Road

0.17 MILES

Walking Time

3.5 MINUTES

Church Street/Kings Road

0.22 MILES

Walking Time

4.5 MINUTES

Copeland Road/Bondfield Crescent

0.23 MILES

Walking Time

4.6 MINUTES

Wombwell Rail Station

0.53 MILES

Walking Time

10.6 MINUTES

Elsecar Rail Station

1.72 MILES

Walking Time

34.3 MINUTES

Bolton-Upon-Deearne Rail Station

3.74 MILES

Walking Time

74.8 MINUTES

Goldthorpe Rail Station

3.83 MILES

Walking Time

76.6 MINUTES

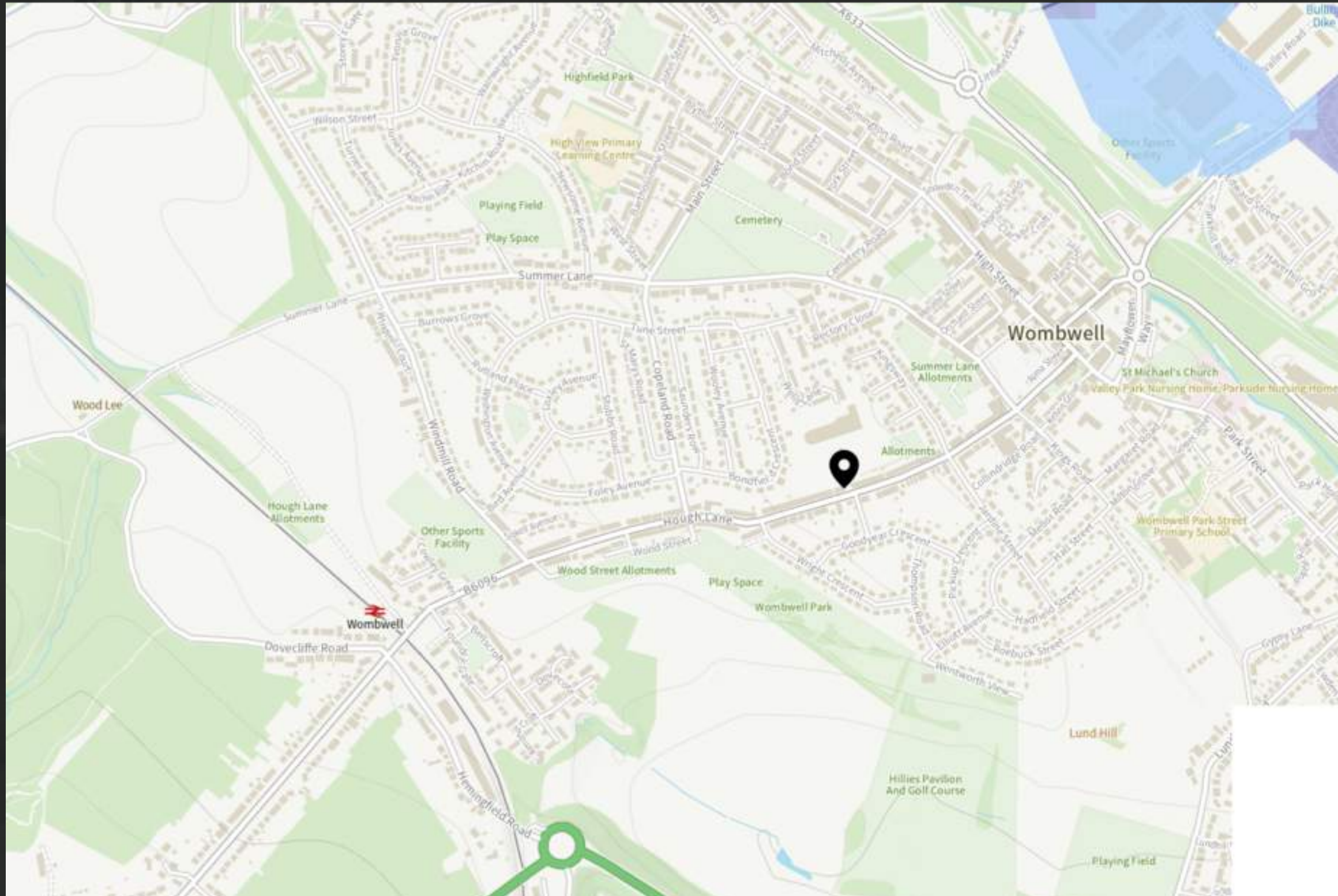
Barnsley Rail Station

3.87 MILES

Walking Time

77.4 MINUTES

Flood Map



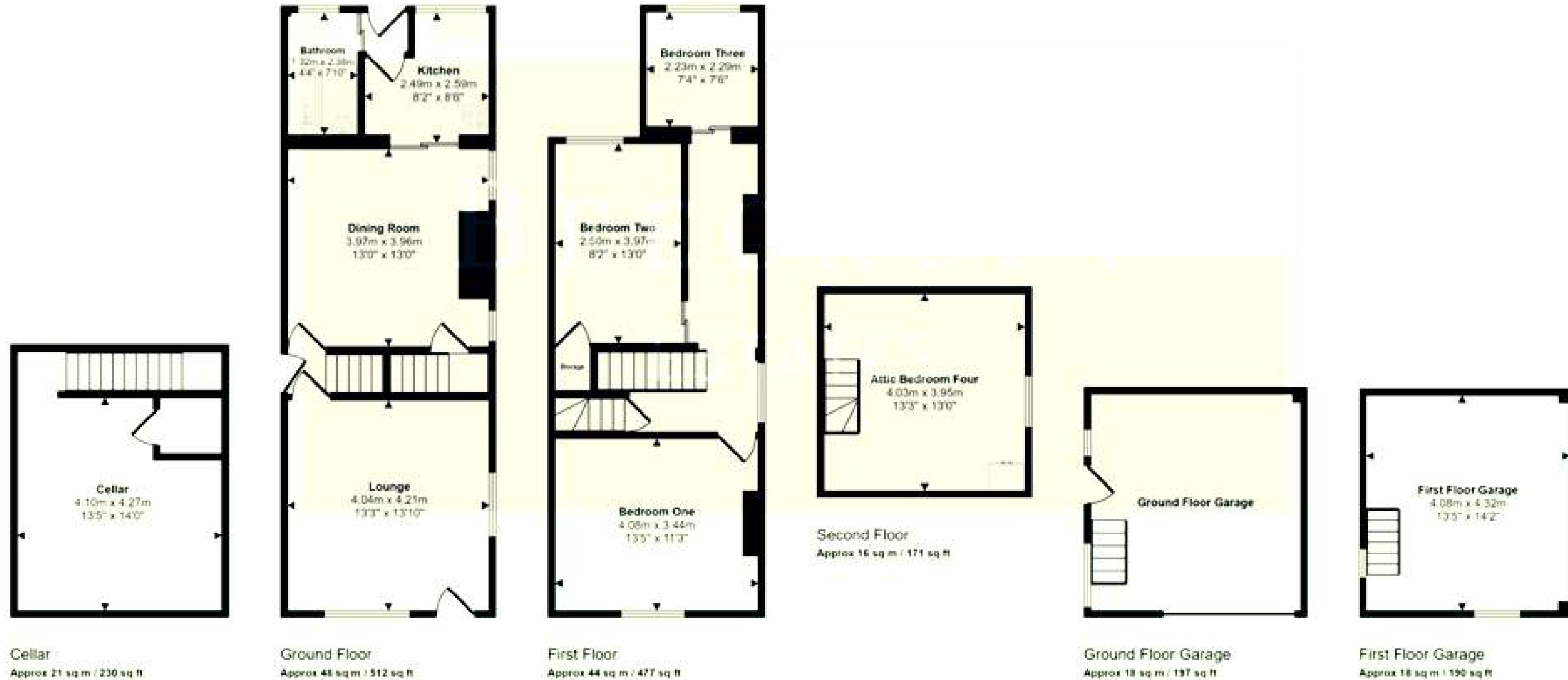
Schools

NEAREST SCHOOLS

-  **Kings Oak Primary Learning Centre** 0.1 miles
State School | Ofsted: Outstanding
-  **High View Primary Learning Centre** 0.5 miles
State School | Rating: N/A
-  **Wombwell Park Street Primary School** 0.4 miles
State School | Ofsted: Good
-  **The Ellis Church of England (Voluntary Aided) Prima...** 0.7 miles
State School | Ofsted: Good

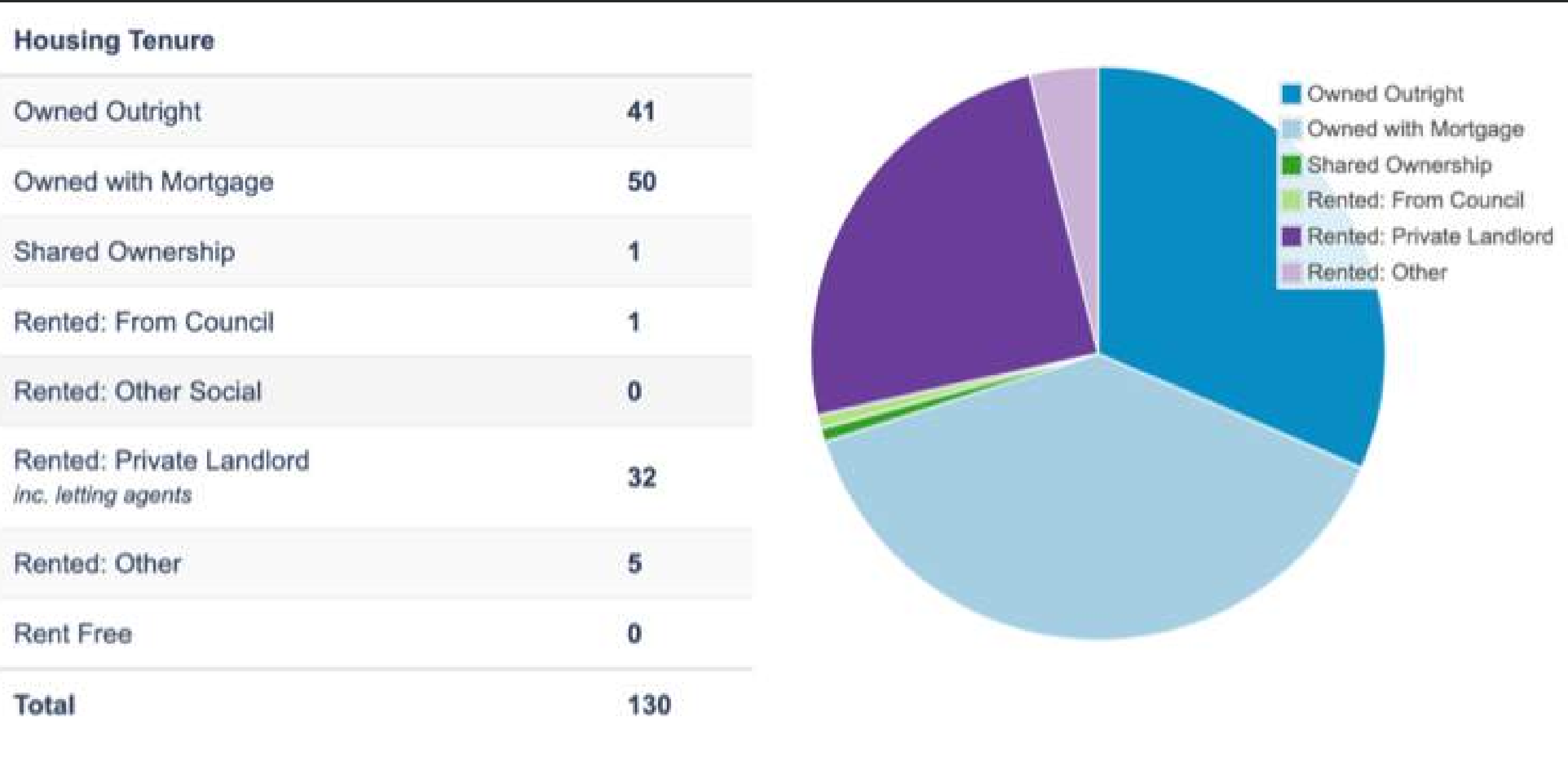
Floor plan

Approx Gross Internal Area
165 sq m / 1776 sq ft



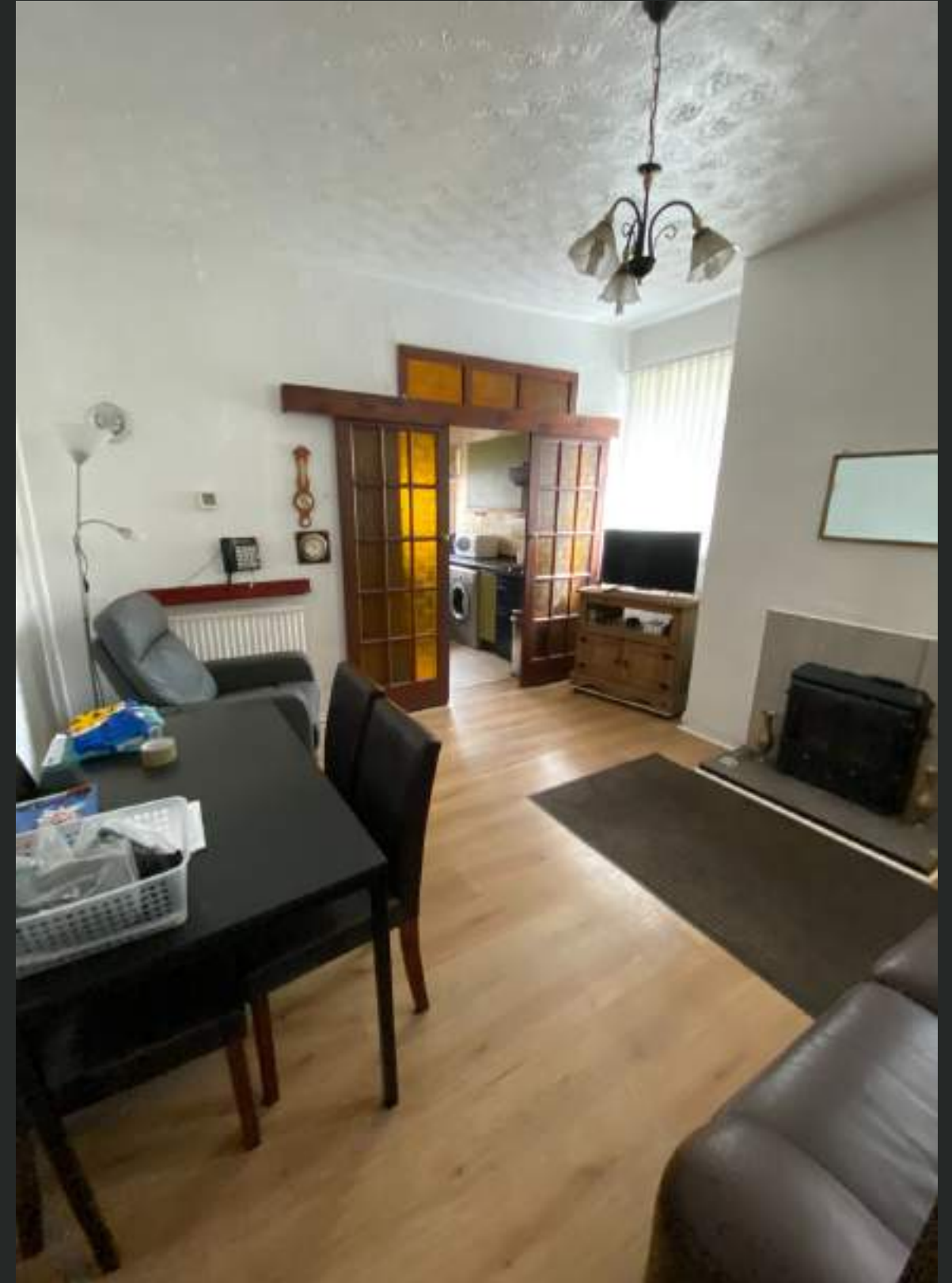
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

HOUSING

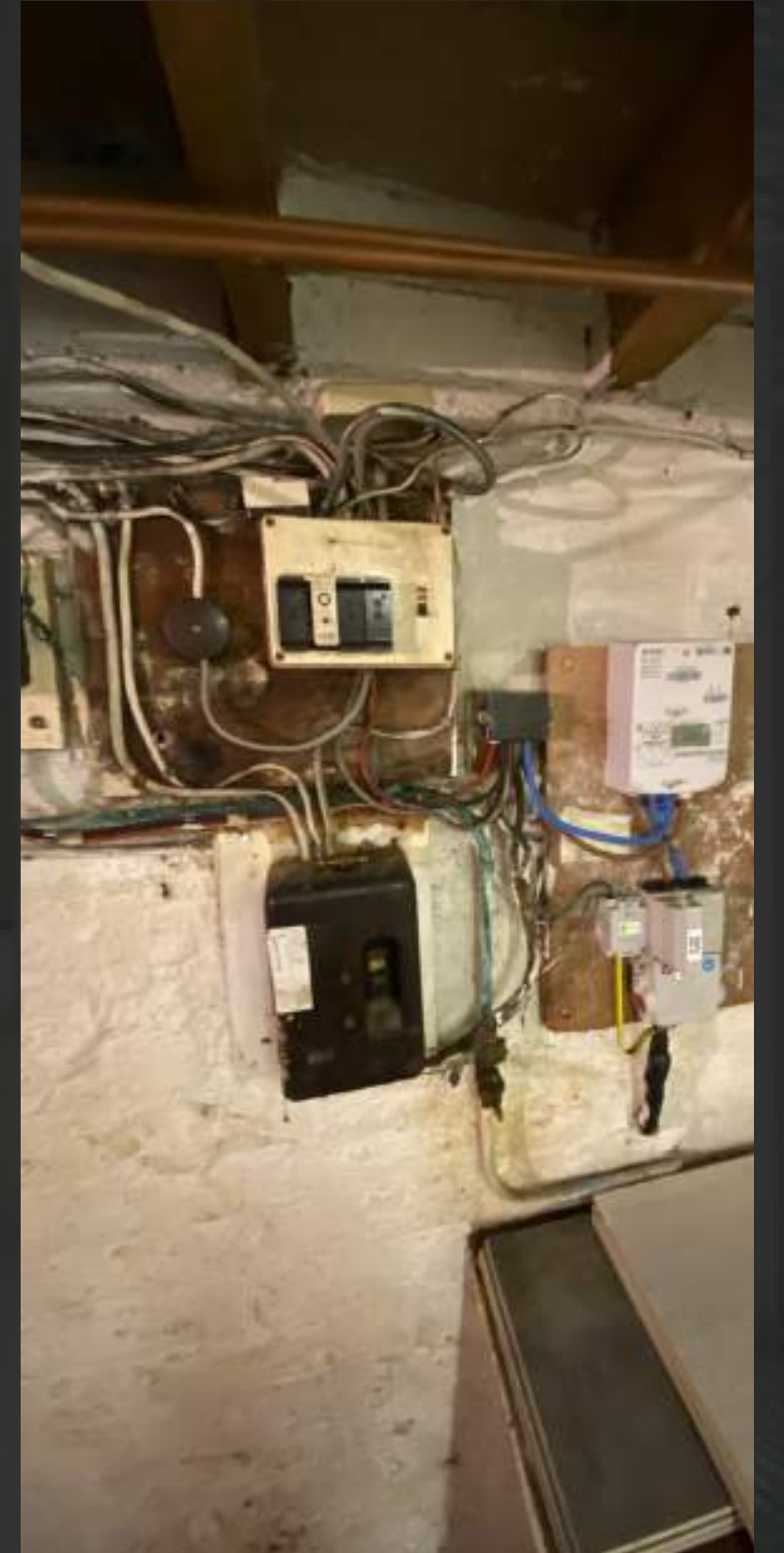


Pictures











Sold House Prices

4 bed, terraced

£170,000

6 Jan 2023

Freehold

£130,000

28 Aug 2020

Freehold



4 bed, terraced

£188,000

26 Aug 2022

Freehold

£154,950

26 May 2006

Freehold



3 bed, terraced

£187,500

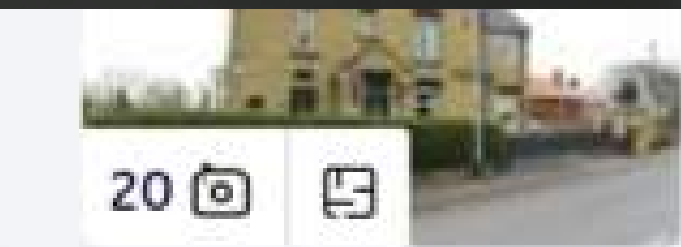
24 Nov 2023

Freehold


£137,000

30 Sep 2021

Freehold



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
Wombwell, S73



£850 per month 1.79 km Last Updated around 1 week ago

3 Bed Terraced House,

We are proud to offer this delightful 3 bedroom, 1 bathroom terraced house in a great location. Available to move in from ...

Rental Prices



Room in a Shared House,

£500.00

per month

£115.38

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1927014

Meet the landlord



Room in a Shared House

£520.00

per month

£120.00

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1860545

Meet the landlord



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

