



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 TERRACED HOUSE
SHEFFIELD

Details

Building type..... 3 Bedroom Terraced House

Construction Type..... Standard

Tenure..... Freehold

Heating Type..... Gas Central

Reason of Sale..... Repossession

Occupier..... Empty

Refurbishment..... Minor

Numbers

Purchase Price	£110 000
BTL Deposit (25%)	£27 500
Stamp Duty (3%)	£3 300
Refurbishment	£16 000
Legal Fees	£2 000
Broker Fee	£500
Done Up Value (DUV)	£148 000
Final Rent	£875
ROE	~22.44%
YELD	~9.55%
TOTAL INVESTMENT COST (BTL)	~50 300£
TOTAL INVESTMENT COST (CASH)	~131 900£
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Sourcing Fee	£4000
Project Management Fee	£4000

Refurb

- **Skimming**
- **Painting**
- **Bathroom (White Goods & Flooring)**
- **New Kitchen**
- **New Boiler**
- **Laminate Flooring - Ground Floor**
- **New Carpets**
- **Decorating**
- **Certificates**

3 BED TERRACED HOUSE

PP £110 000

SHEFFIELD

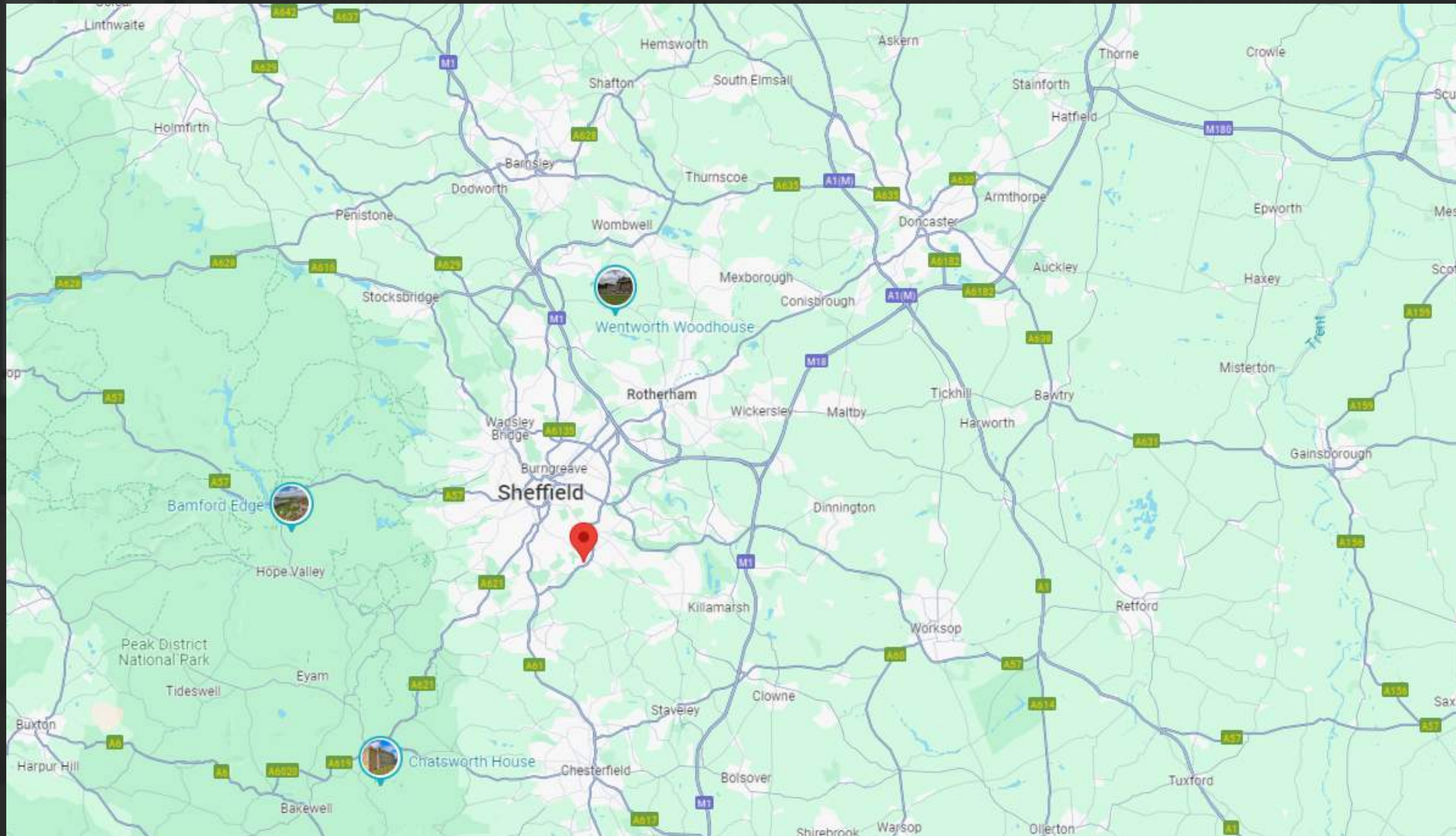
Sheffield is a city and metropolitan borough in South Yorkshire, England. The name derives from the River Sheaf which runs through the city.

It is situated 6 miles (9.7 km) south-west of Rotherham, 40 miles (64 km) east of Manchester, 38 miles (61 km) south of Leeds and 44 miles (71 km) north of Nottingham. It is the largest settlement in South Yorkshire and also the second-largest city (by population) in Yorkshire.

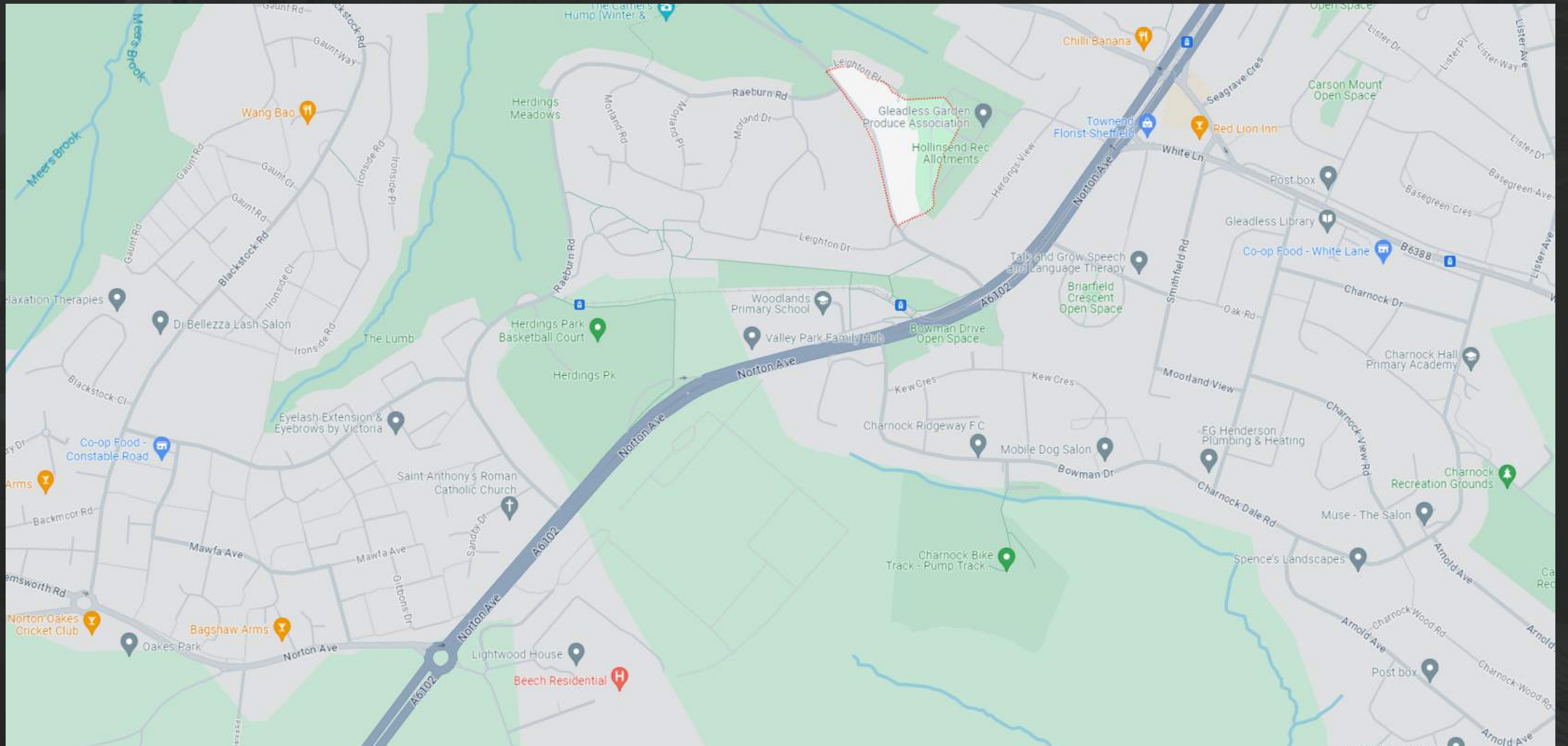
Sixty-one per cent of Sheffield's entire area is green space, and a third of the city lies within the Peak District national park. There are more than 250 parks, woodlands and gardens in the city, which is estimated to contain around 4.5 million trees



Location



Location



Bus / Train

Leighton Road/Raeburn Road

0.07 MILES



Walking Time

1.4 MINUTES

Raeburn Road/Leighton Road

0.08 MILES



Walking Time

1.6 MINUTES

Gleadless Road/Littlewood Road

0.16 MILES



Walking Time

3.2 MINUTES

Norton Avenue/Leighton Road

0.17 MILES



Walking Time

3.5 MINUTES

Raeburn Road/Morland Road

0.18 MILES



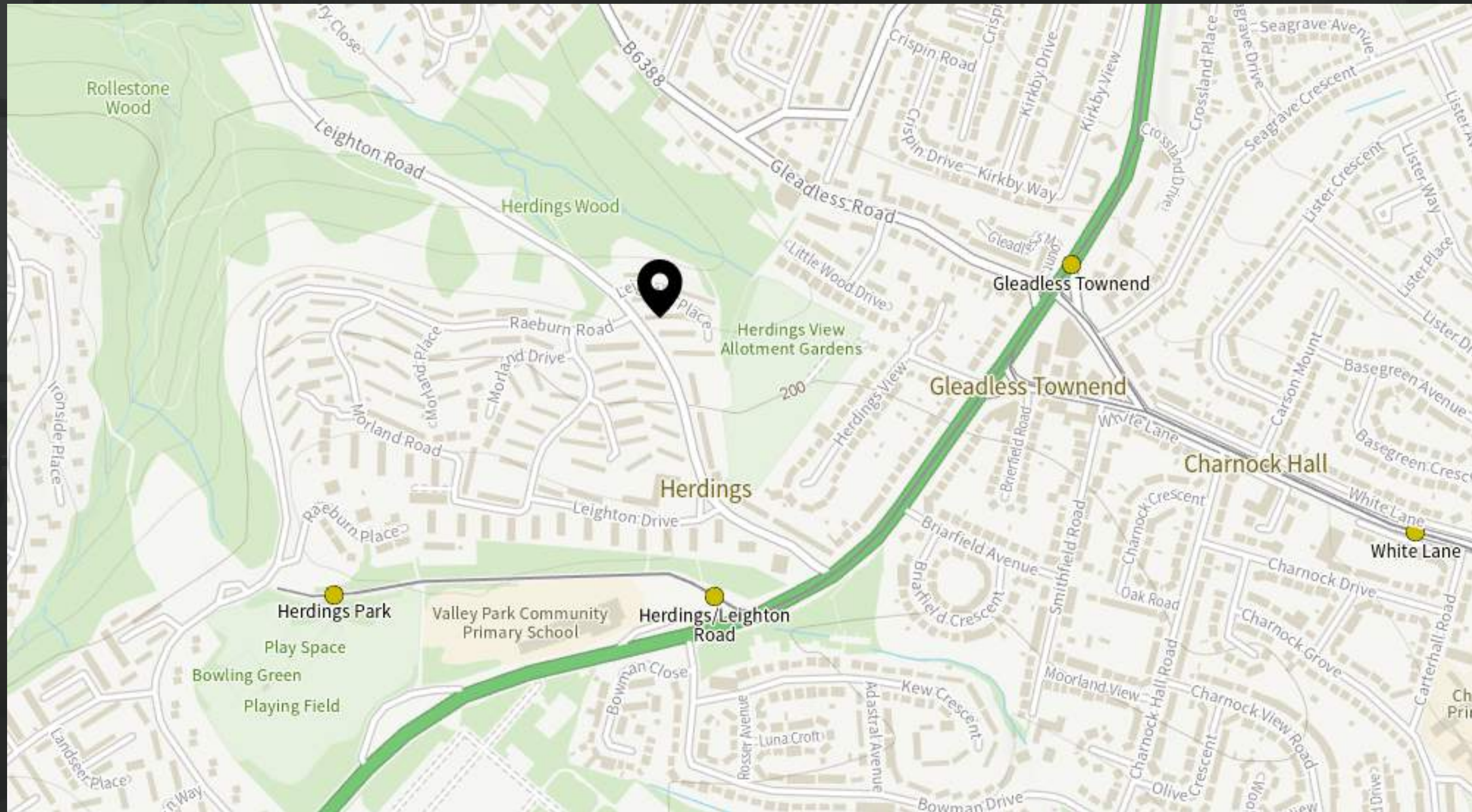
Walking Time

3.6 MINUTES

Schools

	Woodlands Primary School State School Ofsted: Good	0.2 miles
	Sheffield Springs Academy State School Ofsted: Good	0.8 miles
	Charnock Hall Primary Academy State School Ofsted: Good	0.7 miles
	Gleadless Primary School State School Rating: N/A	0.8 miles

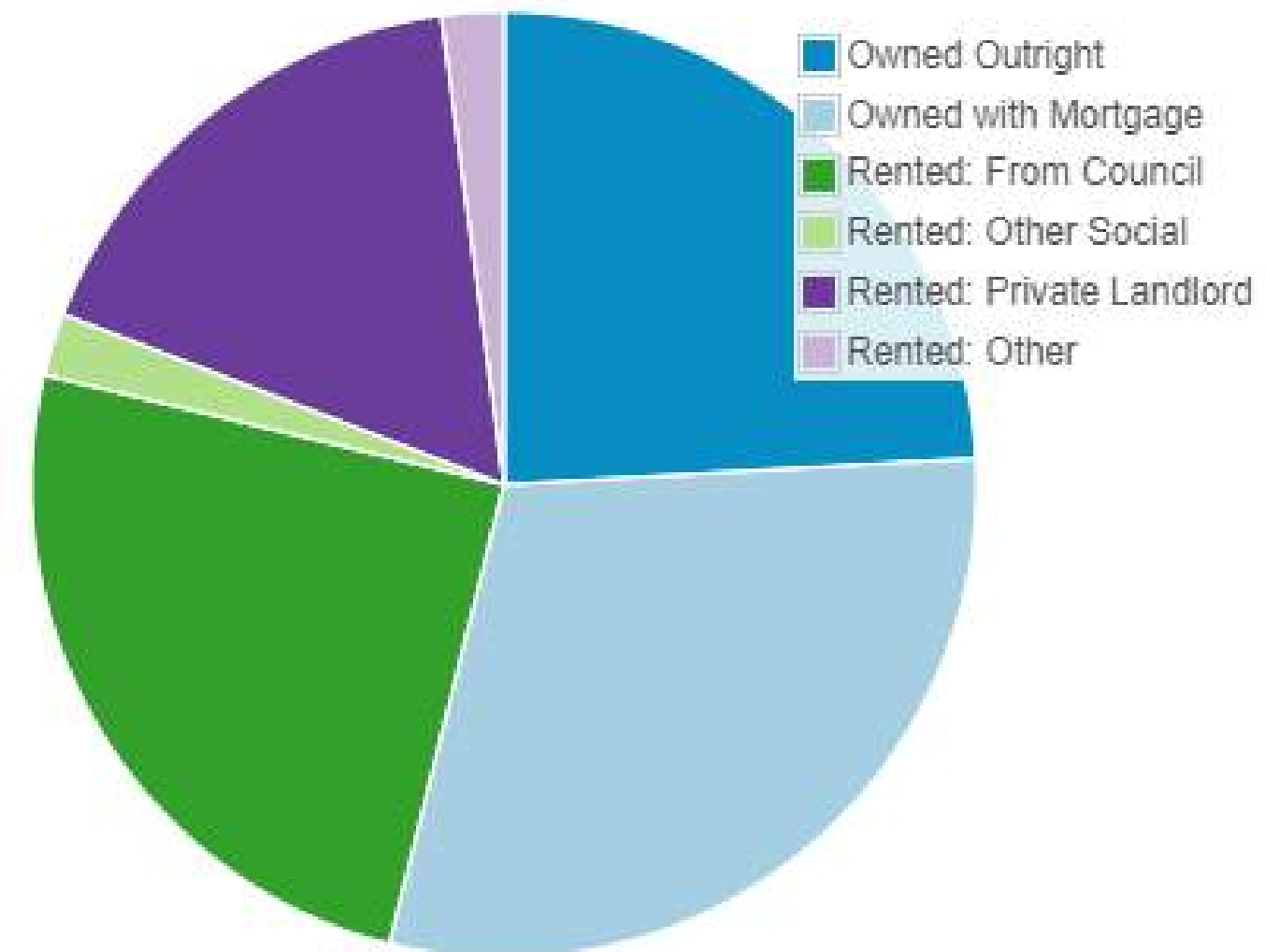
Flood Map



Housing

Housing Tenure

Owned Outright	34
Owned with Mortgage	42
Shared Ownership	0
Rented: From Council	35
Rented: Other Social	3
Rented: Private Landlord <i>inc. letting agents</i>	24
Rented: Other	3
Rent Free	0
Total	141



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Pictures









Sold House Prices

309, Raeburn Road, Sheffield, South Yorkshire S14 1SB

3 bed, terraced

£143,000 16 Oct 2023 Freehold

£55,000 28 Apr 2014 Freehold

£82,000 27 Jan 2006 Freehold



24  

3, Oak Road, Sheffield, South Yorkshire S12 3HT


2 bed, terraced

£153,000 15 Sep 2023 Freehold

£128,000 18 Sep 2020 Freehold

£115,000 30 Jun 2016 Freehold + 2 extra records



17 

309, Raeburn Road, Sheffield, South Yorkshire S14 1SB

3 bed, terraced

£143,000 16 Oct 2023 Freehold


£55,000 28 Apr 2014 Freehold

£82,000 27 Jan 2006 Freehold




24  

Rental Prices





1/15

£900 pcm 
£208 pw




Price Change History

09/05/2024	Initial asking price: £900 pcm
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Seagrave Drive, Sheffield, S12 2JR ✕
Semi-Detached  3  1
0.49 miles
Available immediately is this spacious three-bedroom semi-detached property which has recently undergone a scheme of

LET AGREED

Added on 09/05/2024 by Staves Estate Agents, Sheffield

 0114 399 2777  **Contact**  **Save**


Local call rate




1/13

£875 pcm
£202 pw

Price Change History

12/03/2024	Price changed from  to £875 pcm
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Ridgehill Avenue, S12 ✕
Semi-Detached  3
0.81 miles
****NO DEPOSIT OPTION AVAILABLE**** A Family Home - A recently decorated 3 bedroom family home with garage in Hollinsend

LET AGREED

Added on 17/04/2024 by Haybrook Lettings, Sheffield

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

MAREK KMIOTEK

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

About process

ALEKSANDRA SUSZKA

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



Dawid Dowbusz

