



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 SEMI-DETACHED HOUSE

PONTEFRACT/UPTON

Details

Building type.....4 bed semi-detached house

Construction Type.....Standard

Tenure.....Freehold

Heating Type.....Gas

Reason of Sale.....No reason

Occupier.....Empty

Refurbishment.....Minor

Numbers

UK RESIDENCE ONLY

Purchase Price	£127 800
Refurbishment	£8 000
Stamp Duty (3%)	£3 890
Legal fees	£2 000
Broker	£ 500
Done Up Value (DUV)	£165 000
Final Rent	£900
ROE	23.19%
YIELD	8.45%
TOTAL INVESTMENT COST (BTL)	~47 500

NON-UK RESIDENCE

Purchase Price	£127 800
Refurbishment	£8 000
Stamp Duty (5%)	£6 390
Legal fees	£2 000
Broker	£500
Done Up Value (DUV)	£165 000
Final Rent	£900
ROE	20.77%
YIELD	8.45%
TOTAL INVESTMENT COST (BTL)	~50 000

Sourcing Fee

£4 000

Project Management Fee

£3 000

Refurb

- External back garden cleaning
- Front garden gate
- Back garden fence panel x 2
- External doors front & back
- Internal door x 1
- Painting
- Attic insulation
- Gutters cleaning front & back
- Skips & permit
- Certificates

4 Bed Semi-detached House

PP £127,800

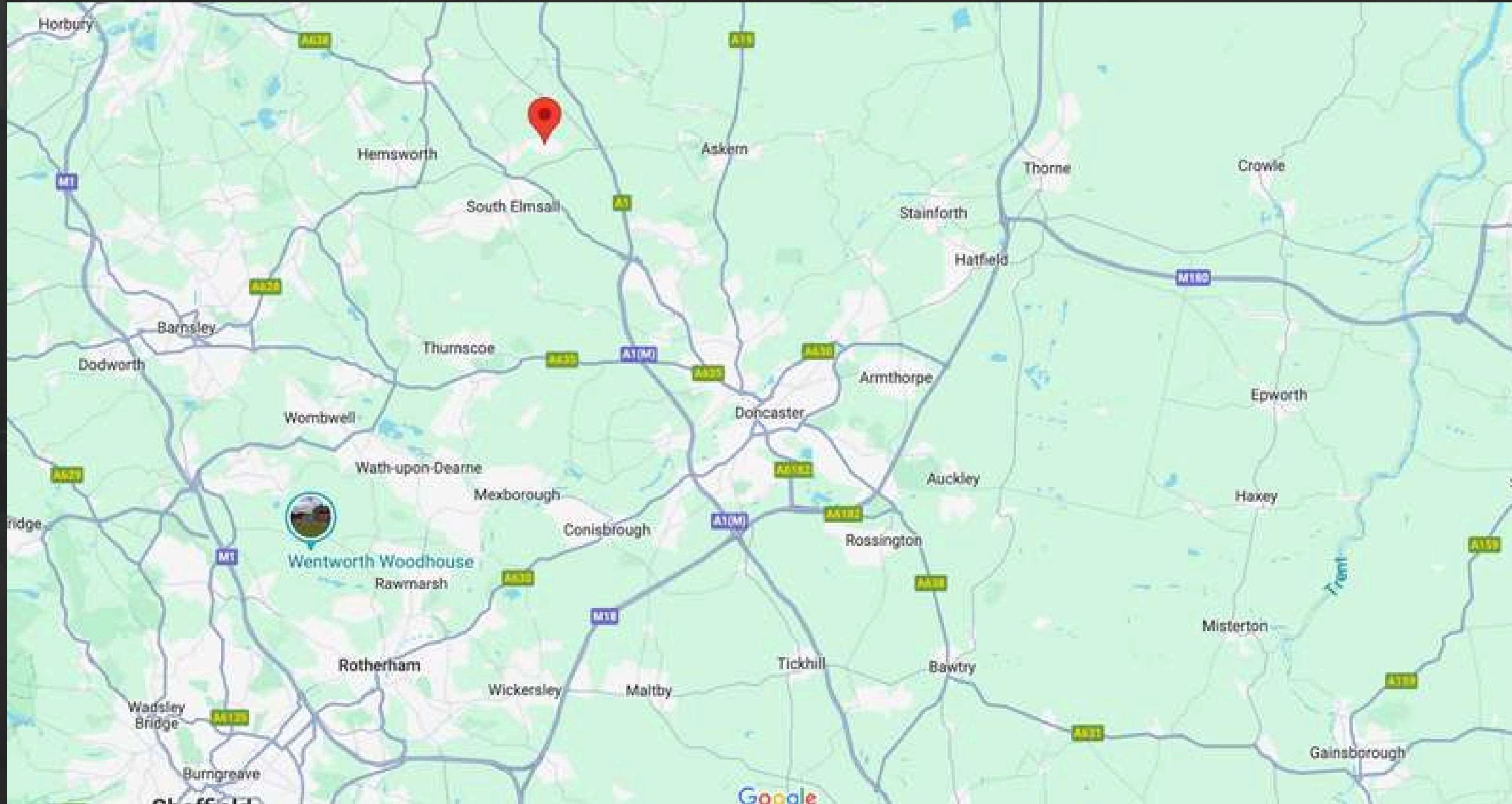
Pontefract is a historic market town in the City of Wakefield, a metropolitan district in West Yorkshire, England. It lies to the east of Wakefield and south of Castleford

Located in the heart of West Yorkshire, this historic market town is home to the picturesque ruins of one of England's most important castles (once known as "The Key To The North") as well as a brace of beautiful parks, some outstanding examples of Georgian architecture, and a whole host of independent boutiques and coffee shops.

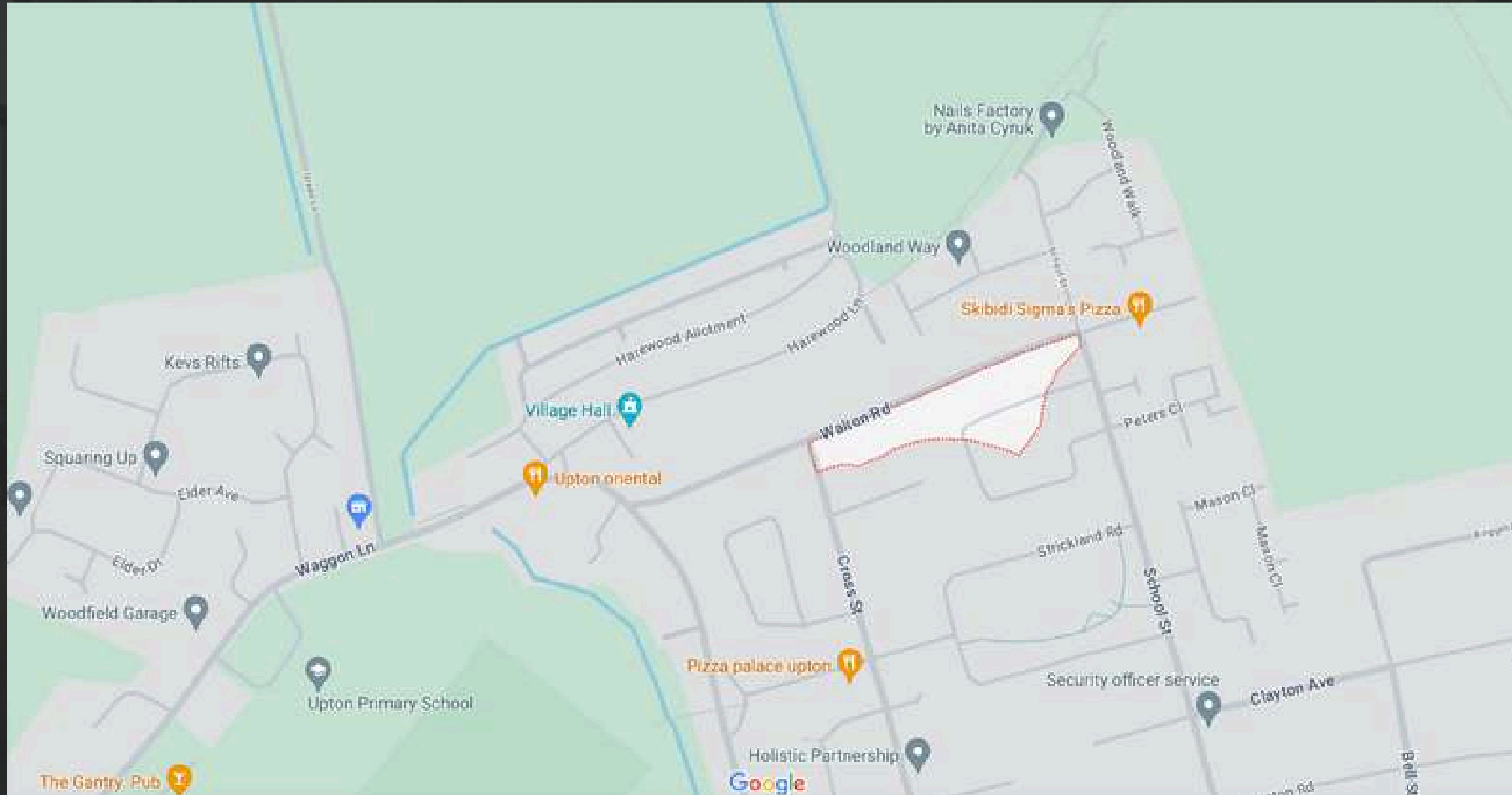
Pontefract's got history galore - the site of the first secret ballot, this is a place where the country's fate was decided more than once; uncover its story at Pontefract Museum.



Location



Location



Flood



Bus / Train

South Elmsall Rail Station

1.92 MILES



Walking Time

38.3 MINUTES

Moorthorpe Rail Station

2.38 MILES



Walking Time

47.6 MINUTES

Fitzwilliam Rail Station

4.58 MILES

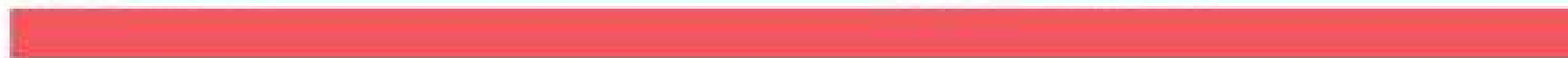


Walking Time

91.7 MINUTES

Adwick Rail Station

4.69 MILES



Walking Time

93.7 MINUTES

Pontefract Baghill Rail Station

5.25 MILES



Walking Time

105.1 MINUTES

Wrangbrook Rd Walton Road

0.19 MILES



Walking Time

3.7 MINUTES

Wrangbrook Road Main St

0.2 MILES



Walking Time

4.1 MINUTES

Waggon Lane Harewood Ln

0.25 MILES



Walking Time

5 MINUTES

Tom Wood Ash Lane School St

0.3 MILES



Walking Time

6 MINUTES

Tom Wood Ash Lane Bell St

0.35 MILES



Walking Time

7 MINUTES

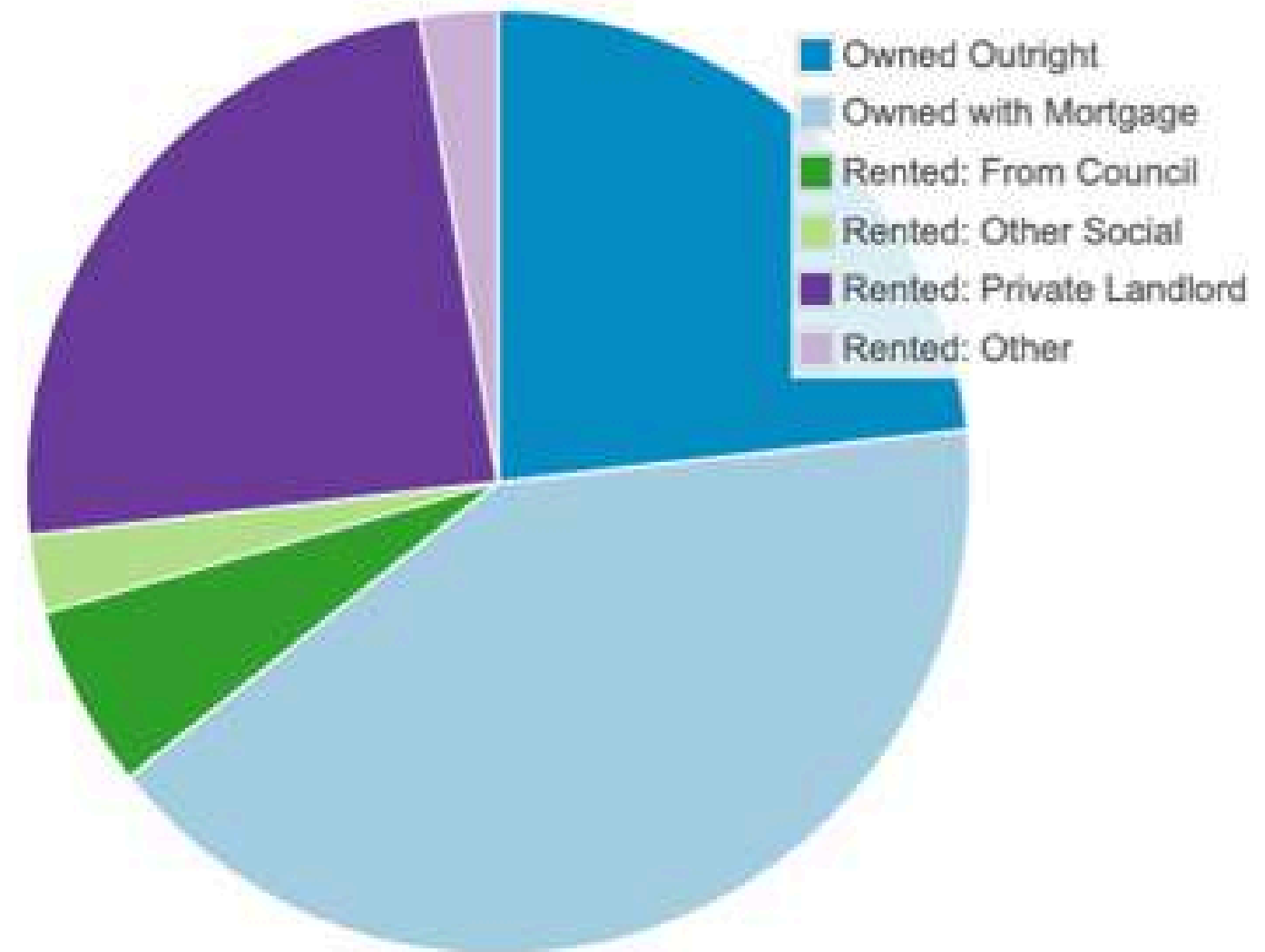
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Housing

Housing Tenure

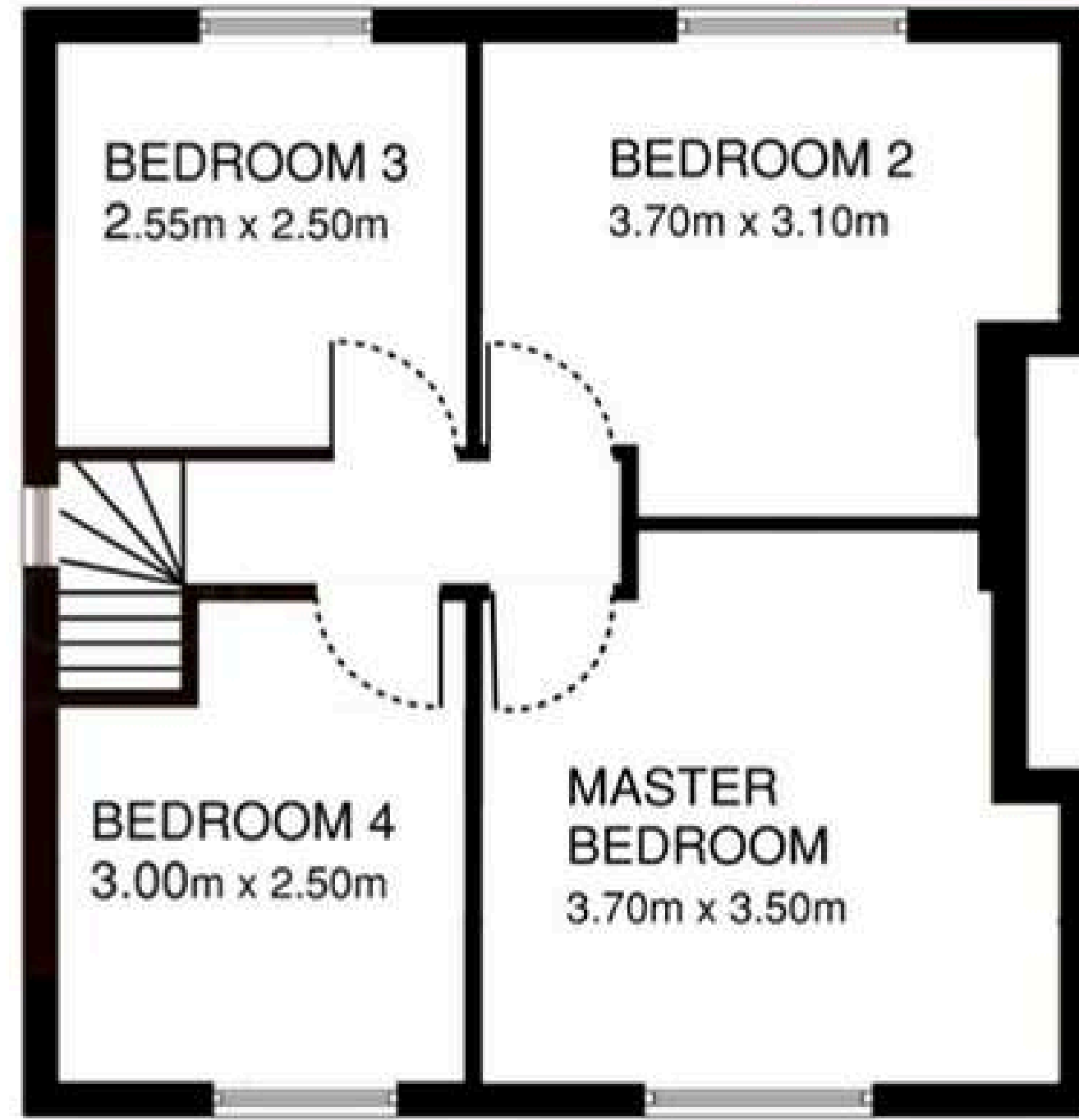
Owned Outright	26
Owned with Mortgage	46
Shared Ownership	0
Rented: From Council	7
Rented: Other Social	3
Rented: Private Landlord <i>inc. letting agents</i>	27
Rented: Other	3
Rent Free	0
Total	112



FLOOR PLAN



Ground Floor



First Floor

Schools

NEAREST SCHOOLS



Upton Primary School

0.4 miles

State School | Ofsted: Good



Ash Grove Primary Academy

1.7 miles

State School | Ofsted: Good



Minsthorpe Community College

1.7 miles

State School | Ofsted: Good



Badsworth Church of England Voluntary Controlled...

1.6 miles

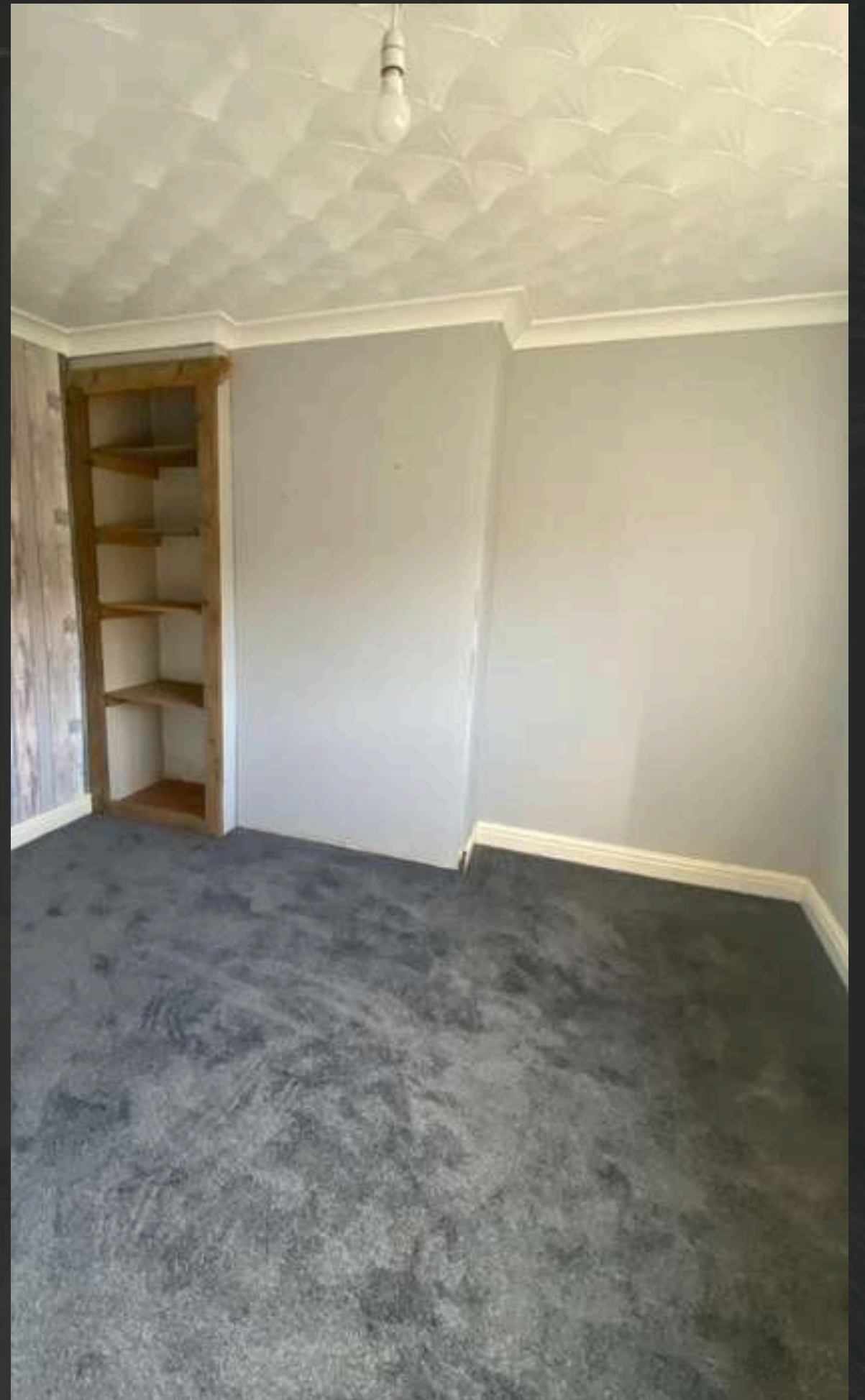
State School | Ofsted: Good

Pictures











Sold House Prices

3 bed, semi-detached

£175,000

1 Dec 2023

Freehold



£66,500

11 Jun 2004

Freehold

£33,000

23 May 1997

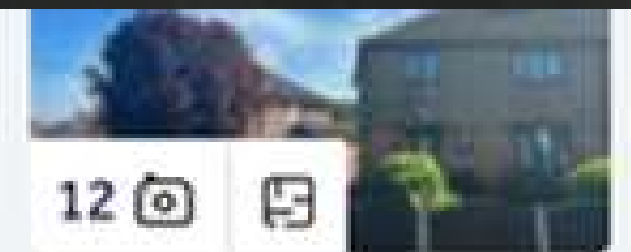
Freehold

3 bed, semi-detached

£157,500

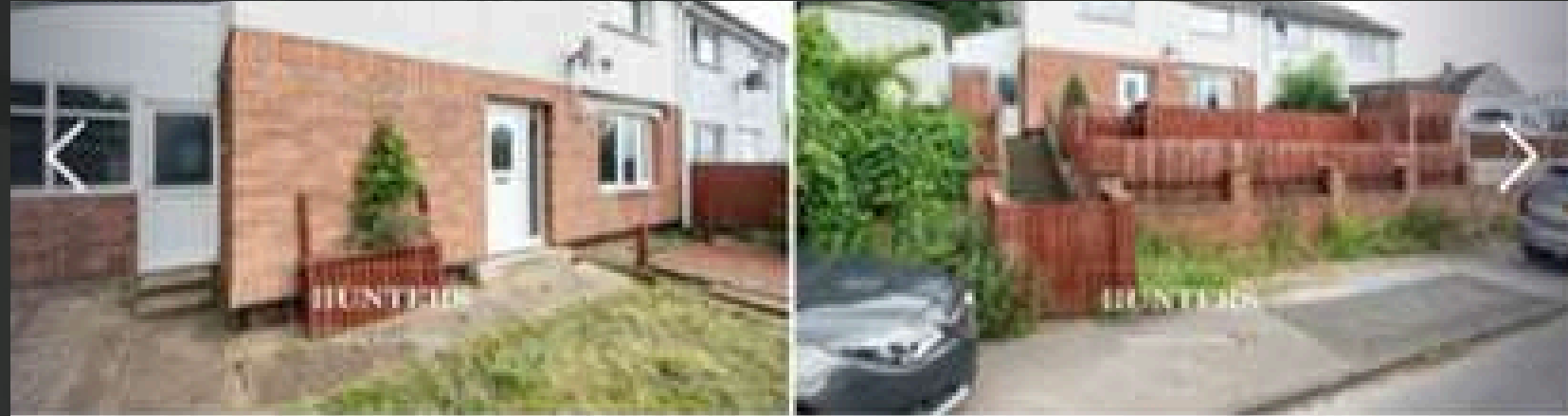
13 Nov 2023

Freehold



No other historical records

Rental Prices



£850 pcm

£196 pw

Semi-Detached  4  2

0.76 miles

NEW CARPETS - VERY SPACIOUS - FRONT AND REAR GARDEN -
GOOD LOCATION - PETS CONSIDERED Hunters are pleased to

LET AGREED



£1,100 pcm

Town House  4  3

Welcome to the charming Lilac Way, Brierley,
house is a true gem waiting to be discovered
property, you are greeted by a welcoming en

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

ALEX SUSZKA

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

About process

ALEX SUSZKA

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



Dawid Dowbusz

