



**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

SCUNTHORPE

---

# ***Details***

**Building type.....3 bed semi-detached house**

**Construction Type.....Standard**

**Tenure.....Freehold**

**Heating Type.....Gas**

**Reason of Sale.....Probate**

**Occupier.....Empty**

**Refurbishment.....Major**

# Numbers

## PROBATE

### UK RESIDENCE ONLY

### NON-UK RESIDENCE

Purchase Price	£81 000
Refurbishment	£40 000
<b>Stamp Duty (3%)</b>	£2 430
Legal fees	£2 000
Broker	£ 500
Done Up Value (DUV)	£140 000
Final Rent	£895
ROE	25.21%
YIELD	13.26%
TOTAL INVESTMENT COST (BTL)	~66 000

Purchase Price	£81 000
Refurbishment	£40 000
<b>Stamp Duty (5%)</b>	£4 050
Legal fees	£2 000
Broker	£500
Done Up Value (DUV)	£140 000
Final Rent	£895
ROE	23.55%
YIELD	13.26%
TOTAL INVESTMENT COST (BTL)	~68 000

---

Sourcing Fee

£5 000

Project Management Fee

£4 000

# ***Refurb***

---

- External door- back
- Internal door x 5
- All electric no-rewiring
- Boarding and plastering
- Painting
- Flooring and carpets
- New kitchen
- New Bathroom
- Gutters cleaning front & back
- Water tank removal
- Skips & permit
- Certificates

# 3 Bed Semi-detached House

**PP £81 000 ( Probate)**

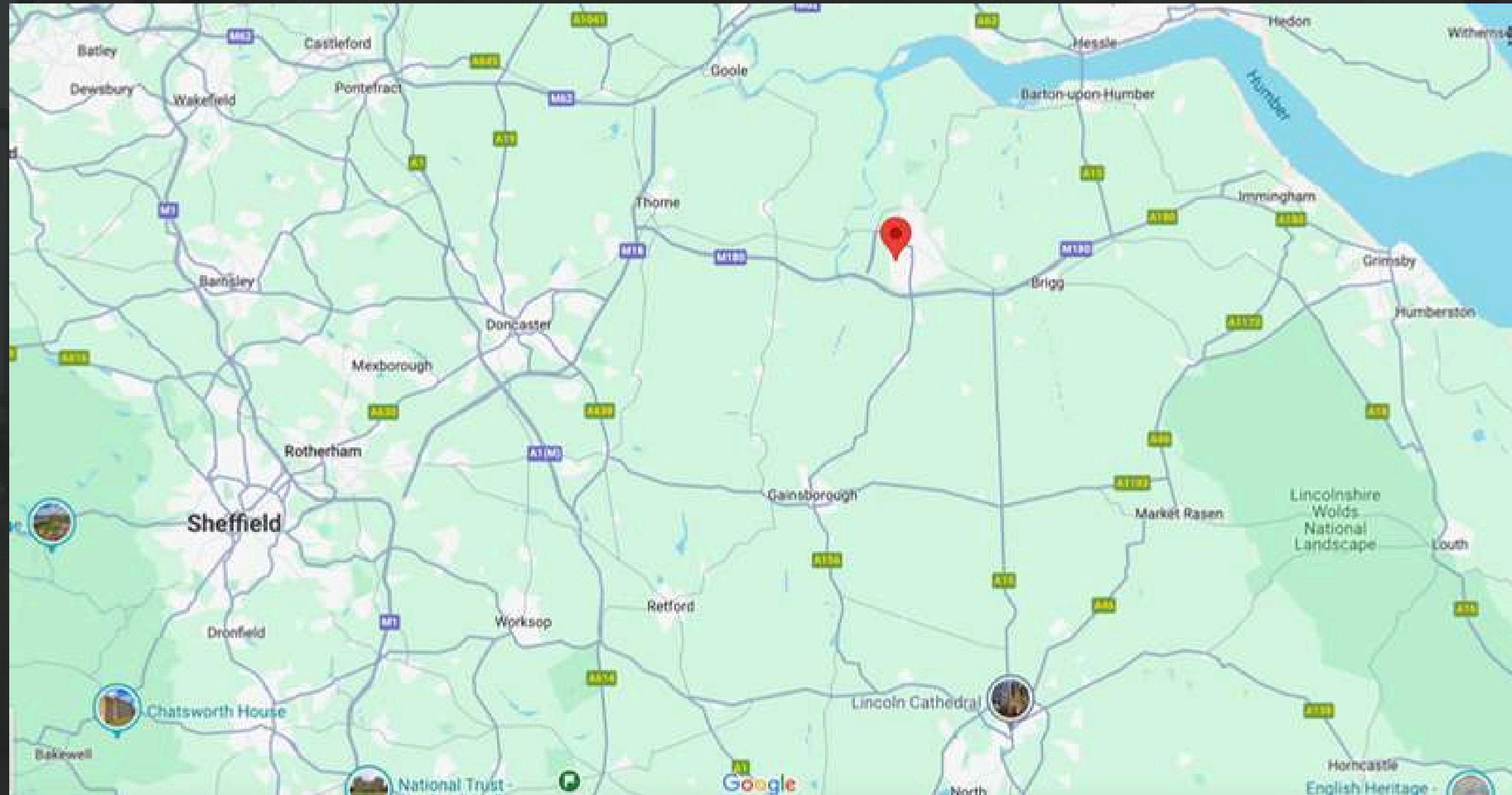
Scunthorpe is an industrial town in the North Lincolnshire district of Lincolnshire, England. It is Lincolnshire's third most populous settlement, after Lincoln and Grimsby.

History. Scunthorpe as a town came into existence due to the exploitation of the local ironstone which began in 1859; iron production commenced in 1864, steel smelting in 1891. Scunthorpe's population grew from 1,245 in 1851 to 11,167 in 1901 and 45,840 in 1941.

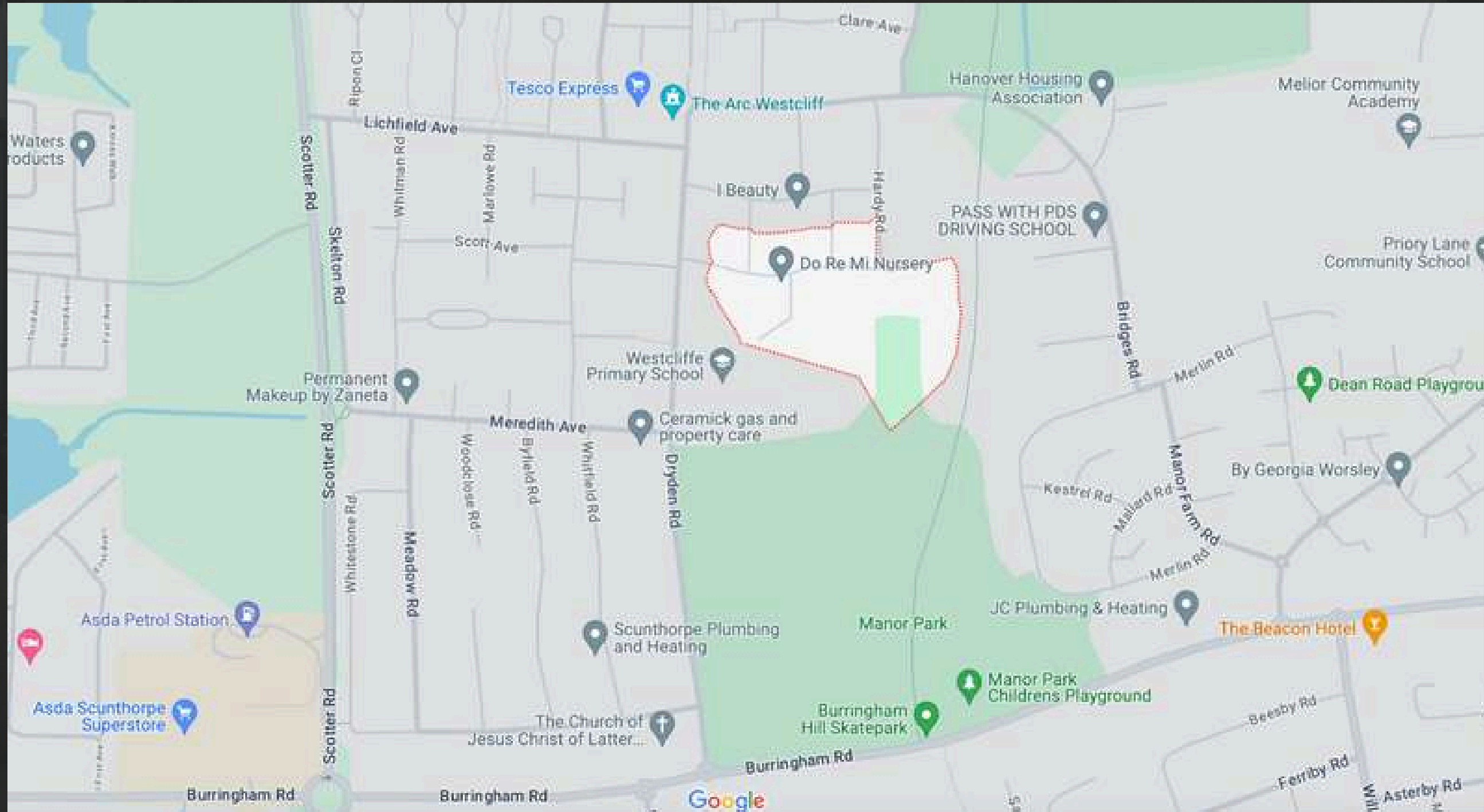




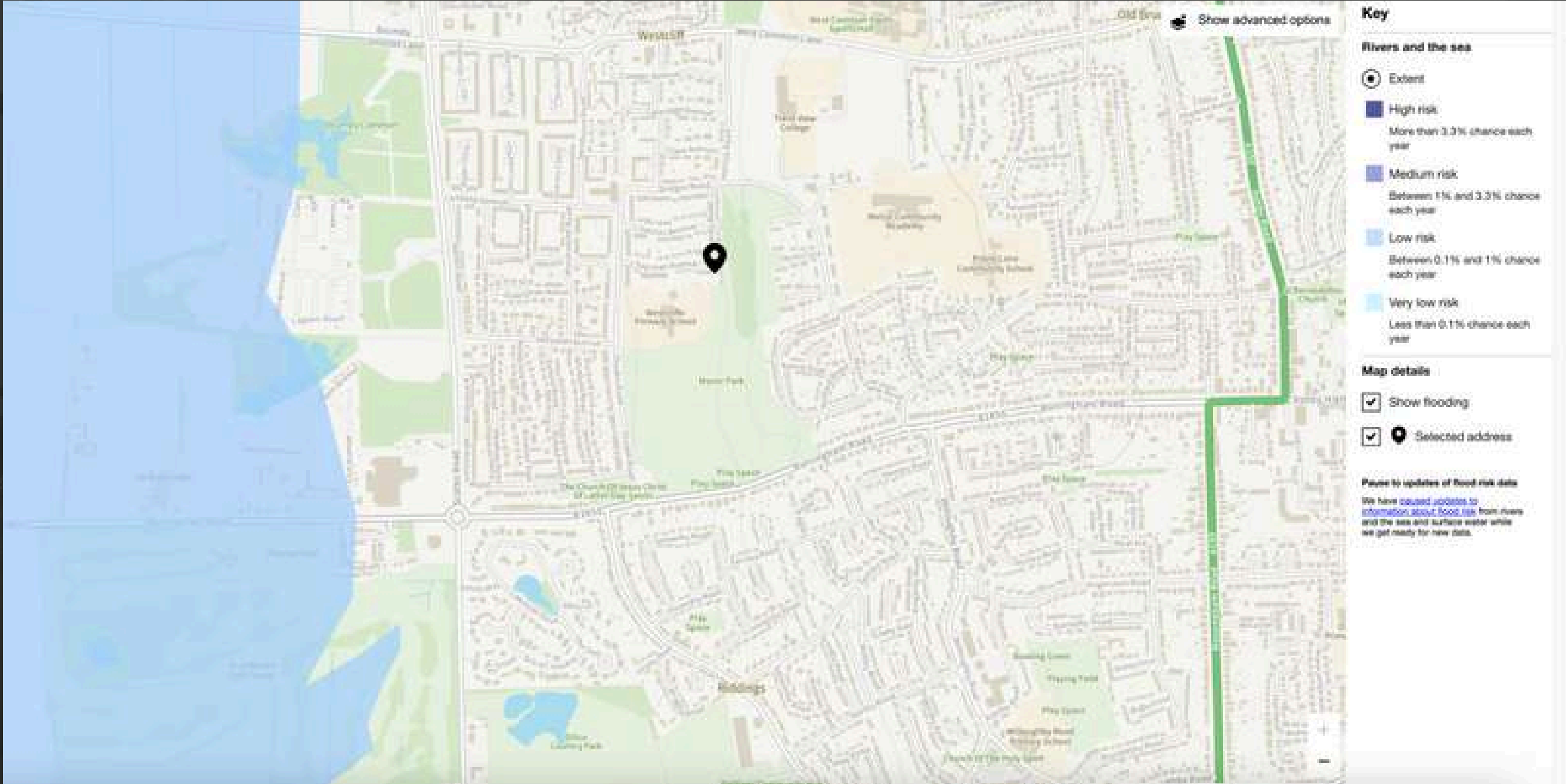
# Location



# Location



# Flood



# Bus / Train

Westcliff Infant and Junior School

0.11 MILES



Walking Time

2.1 MINUTES

Keats Avenue

0.12 MILES



Walking Time

2.3 MINUTES

Swinburne Road

0.13 MILES



Walking Time

2.6 MINUTES

Youth Centre

0.18 MILES



Walking Time

3.5 MINUTES

Blake Avenue

0.2 MILES



Walking Time

4 MINUTES

Scunthorpe Rail Station

1.48 MILES



Walking Time

29.6 MINUTES

Althorpe Rail Station

2.67 MILES

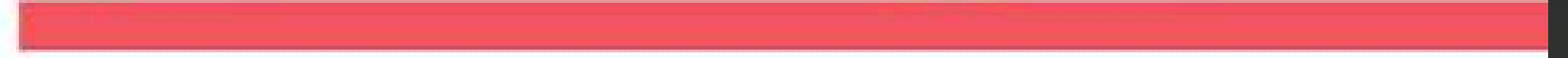


Walking Time

53.4 MINUTES

Crowle Rail Station

6.05 MILES



Walking Time

121 MINUTES

Kirton Lindsey Rail Station

6.72 MILES

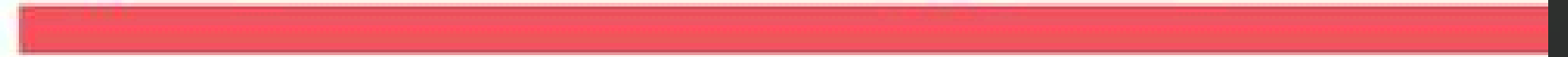


Walking Time

134.4 MINUTES

Brigg Rail Station

7.85 MILES



Walking Time

157 MINUTES

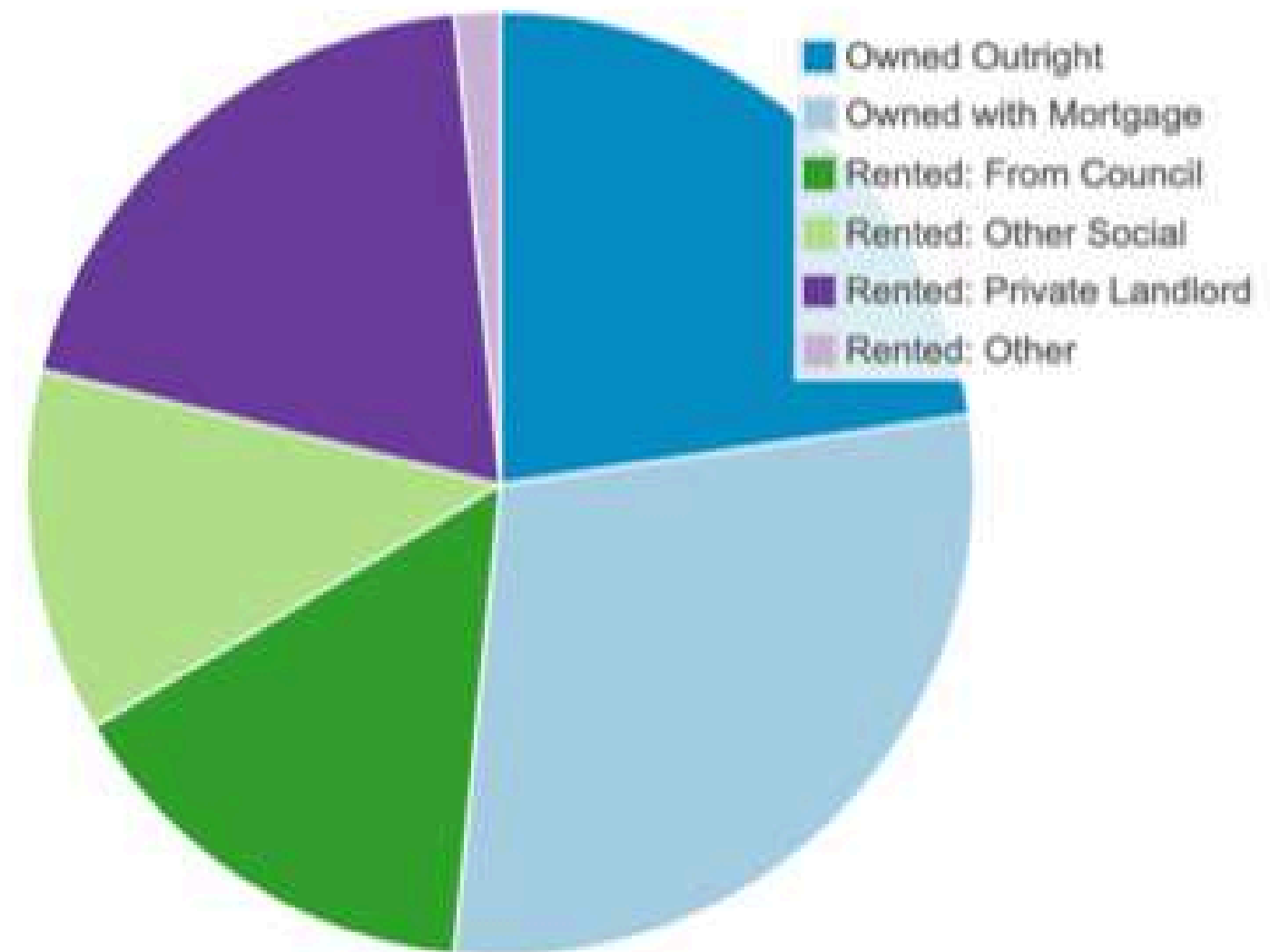
# EPC

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

# Housing





## Housing Tenure

Owned Outright	29
Owned with Mortgage	37
Shared Ownership	0
Rented: From Council	19
Rented: Other Social	16
Rented: Private Landlord <i>inc. letting agents</i>	25
Rented: Other	2
Rent Free	0
<b>Total</b>	<b>128</b>



# Schools

## NEAREST SCHOOLS

-  **Westcliffe Primary School** 0.1 miles  
State School | Ofsted: Good
-  **John Leggott Sixth Form College** 0.5 miles  
State School | Ofsted: Good
-  **Melior Community Academy** 0.4 miles  
State School | Ofsted: Good
-  **Priory Lane Community School** 0.4 miles  
State School | Ofsted: Good

# ***Pictures***











# Sold House Prices

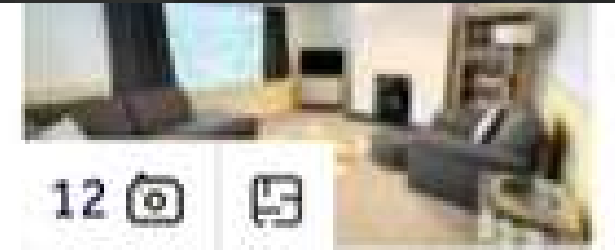
3 bed, semi-detached

€148,000

4 Aug 2023

Freehold

12  



€121,000

8 Jan 2021

Freehold

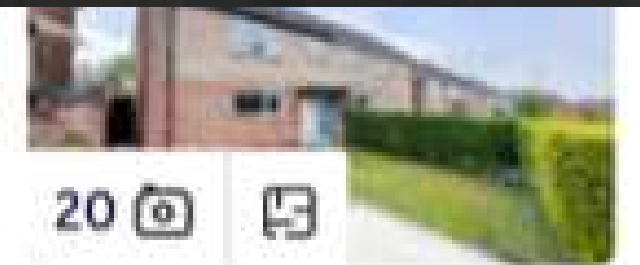
3 bed, semi-detached

€134,000

3 Aug 2023

Freehold

20  



€17,000

22 Dec 1998

Freehold

3 bed, semi-detached

€165,000

14 Jul 2023

Freehold

20  

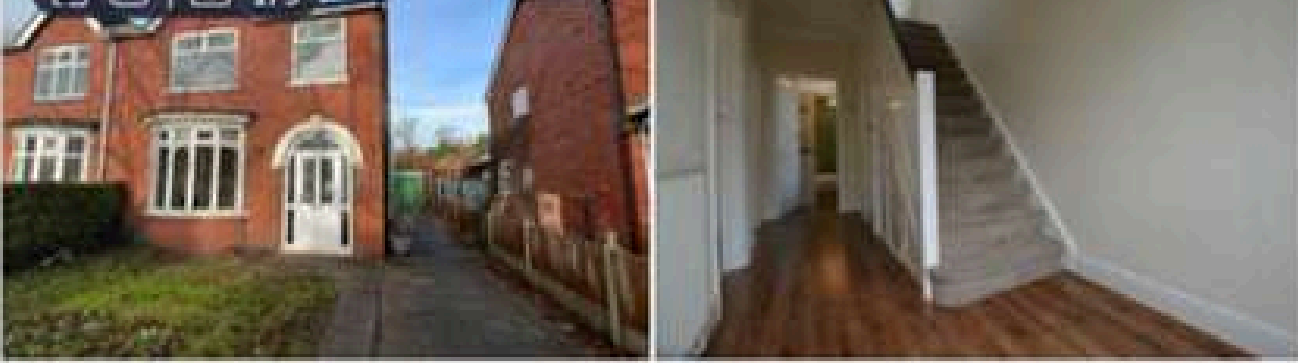



€118,000

10 Feb 2017



Freehold

# Rental Prices



**£850 pcm** ↔   
£196 pw

Price Change History


Semi-Detached  3  1

0.90 miles

A well-presented semi detached house situated in this popular area close to local amenities, parks and transport links. The

**LET AGREED**

Added on 10/06/2024 by Starkey & Brown, Scunthorpe



**£975.00**  
per month


£225.00  
per week

No admin fees  
 No hidden charges

Let Agreed

Property Reference:  
1908612

Meet the landlord



3 Bed Semi-Detached House, Wynmoor Road,  
DN17

# DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

## About property

### **ALEX SUSZKA**

- Tel: +44 7563757829
- E-mail: [alex.suszka@sellhousewithus.com](mailto:alex.suszka@sellhousewithus.com)

## About process

### **ALEX SUSZKA**

- Tel: +44 7563757829
- E-mail: [alex.suszka@sellhousewithus.com](mailto:alex.suszka@sellhousewithus.com)



Dawid Dowbusz

