



**DOWBUSZ**  
P R O P E R T Y

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# *Benefits of Property Investment*

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Passive Income



Growth Potential



Stability

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*ARE YOU READY FOR PROPERTY  
INVESTMENT?*

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*SINGLE LET PROJECT*  
*3 BED SEMI-DETACHED HOUSE*

*SCUNTHORPE*

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# ***Details***

**Building type.....3 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	£140 000
Refurbishment	£14 000
<b>Stamp Duty (3%)</b>	£4 200
Legal fees	£2 500
Done Up Value (DUV)	£190 000
Mortgage Rent	£800
Final Rent	£915
ROE	~20%
YIELD	~8%
<b>TOTAL INVESTMENT COST (BTL).</b>	<b>~57 000</b>

## NON-UK RESIDENCE

Purchase Price	£140 000
Refurbishment	£14 000
<b>Stamp Duty (5%)</b>	£7 000
Legal fees	£2 500
Done Up Value (DUV)	£190 000
Mortgage Rent	£800
Final Rent	£915
ROE	~20%
YIELD	~8%
<b>TOTAL INVESTMENT COST (BTL)</b>	<b>~60 000</b>

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Sourcing Fee

£4 000

Project Management Fee

£4 000

# ***Refurb***

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- **Kitchen plastering (part)**
- **Painting**
- **Carpets**
- **Gutters Cleaning**
- **Glazing (x1)**
- **Fuse box**
- **Alarms**
- **Skip Hire**
- **Certificate**

# 3 Bed Semi-detached House **PP** £140 000

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, with a population of 81,286 in 2021.

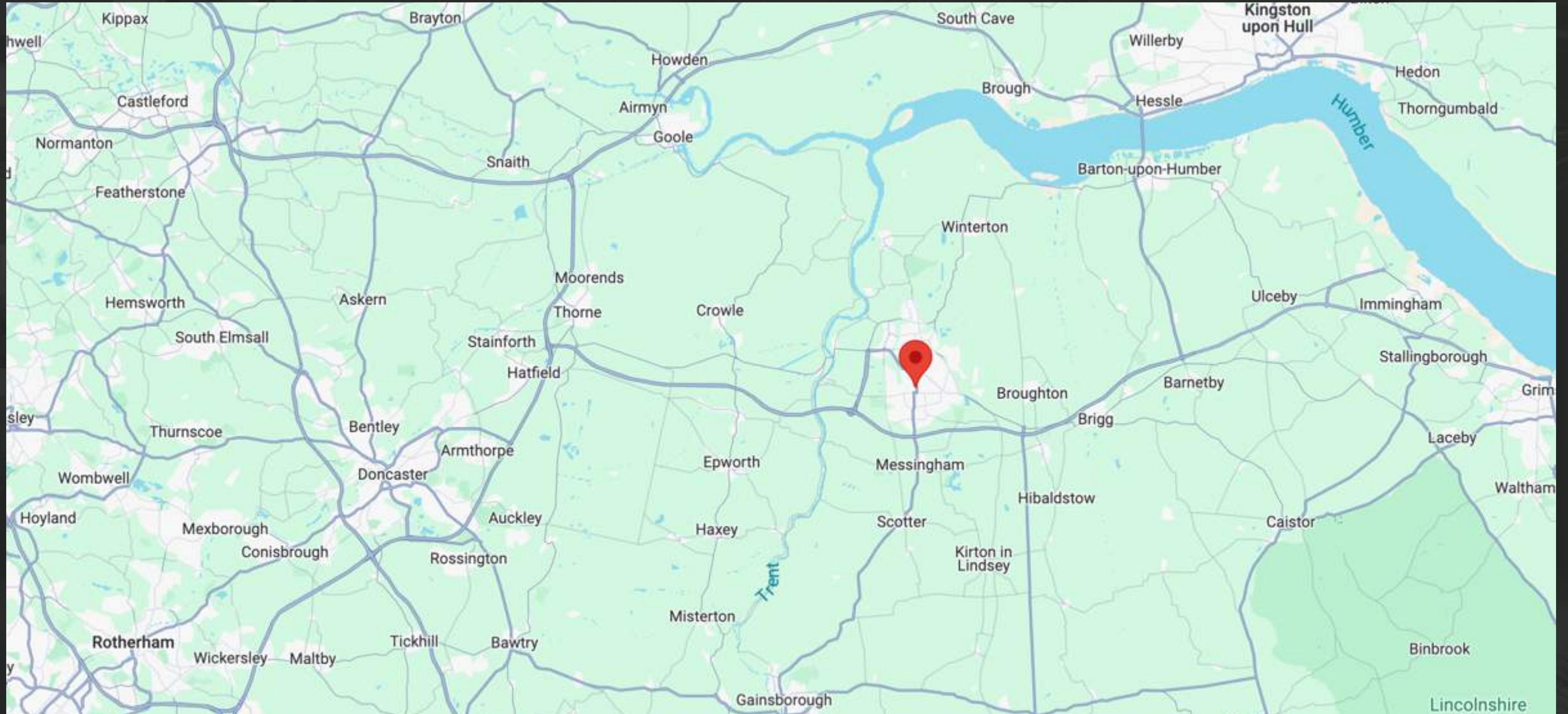
Why Scunthorpe is a good place to live. Living in Scunthorpe promises an effortless blend of urban convenience and countryside pleasures. With a reliable transport system including road and rail links, moving to Scunthorpe ensures you'll always stay connected.

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.

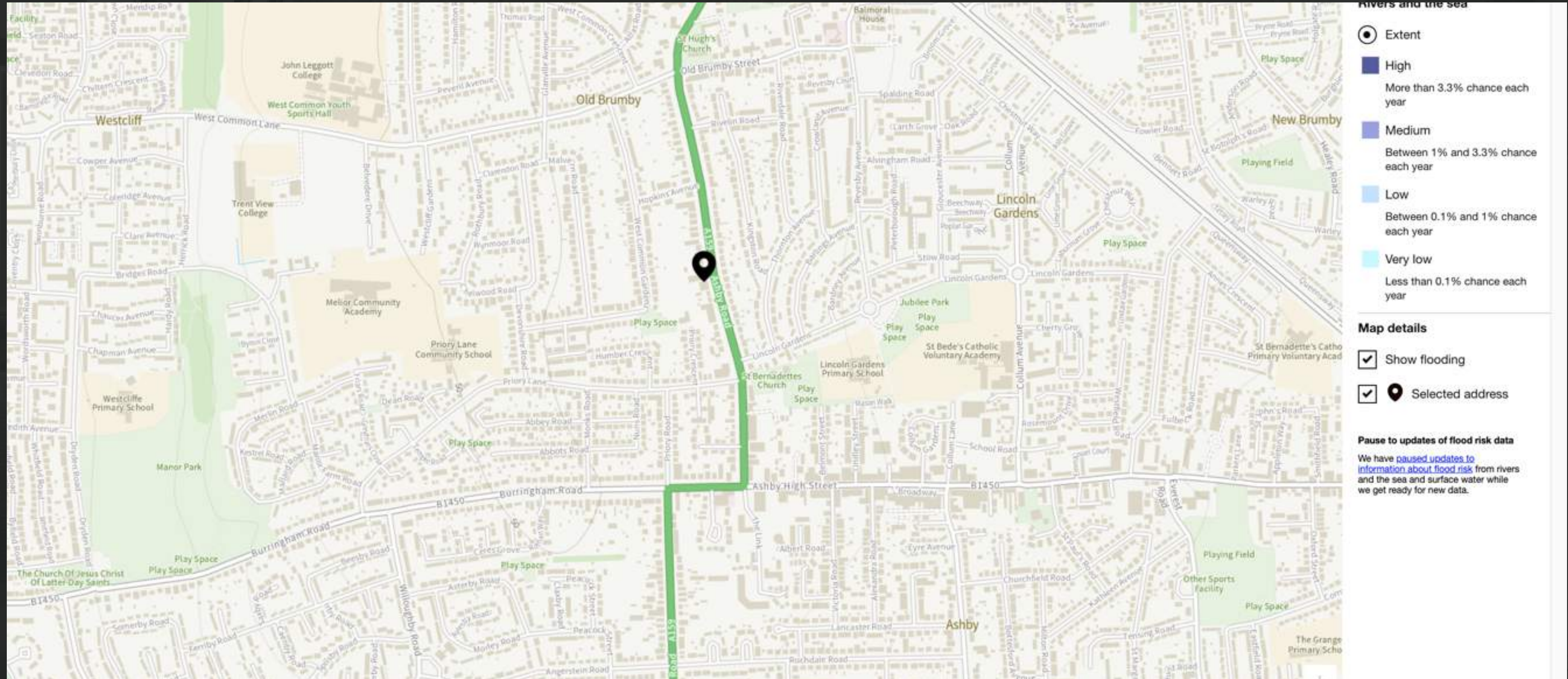




# Location



# Flood



# Bus / Train

Ashby Road Surgery

0.01 MILES

Walking Time

0.2 MINUTES

Hopkins Avenue

0.1 MILES

Walking Time

1.9 MINUTES

Priory Hotel

0.1 MILES

Walking Time

2 MINUTES

Priory Lane

0.15 MILES

Walking Time

2.9 MINUTES

Priory Road

0.22 MILES

Walking Time

4.5 MINUTES

Scunthorpe Rail Station

1.06 MILES

Walking Time

21.3 MINUTES

Althorpe Rail Station

3.39 MILES

Walking Time

67.7 MINUTES

Kirton Lindsey Rail Station

6.44 MILES

Walking Time

128.9 MINUTES

Crowle Rail Station

6.81 MILES

Walking Time

136.2 MINUTES

Brigg Rail Station

7.08 MILES

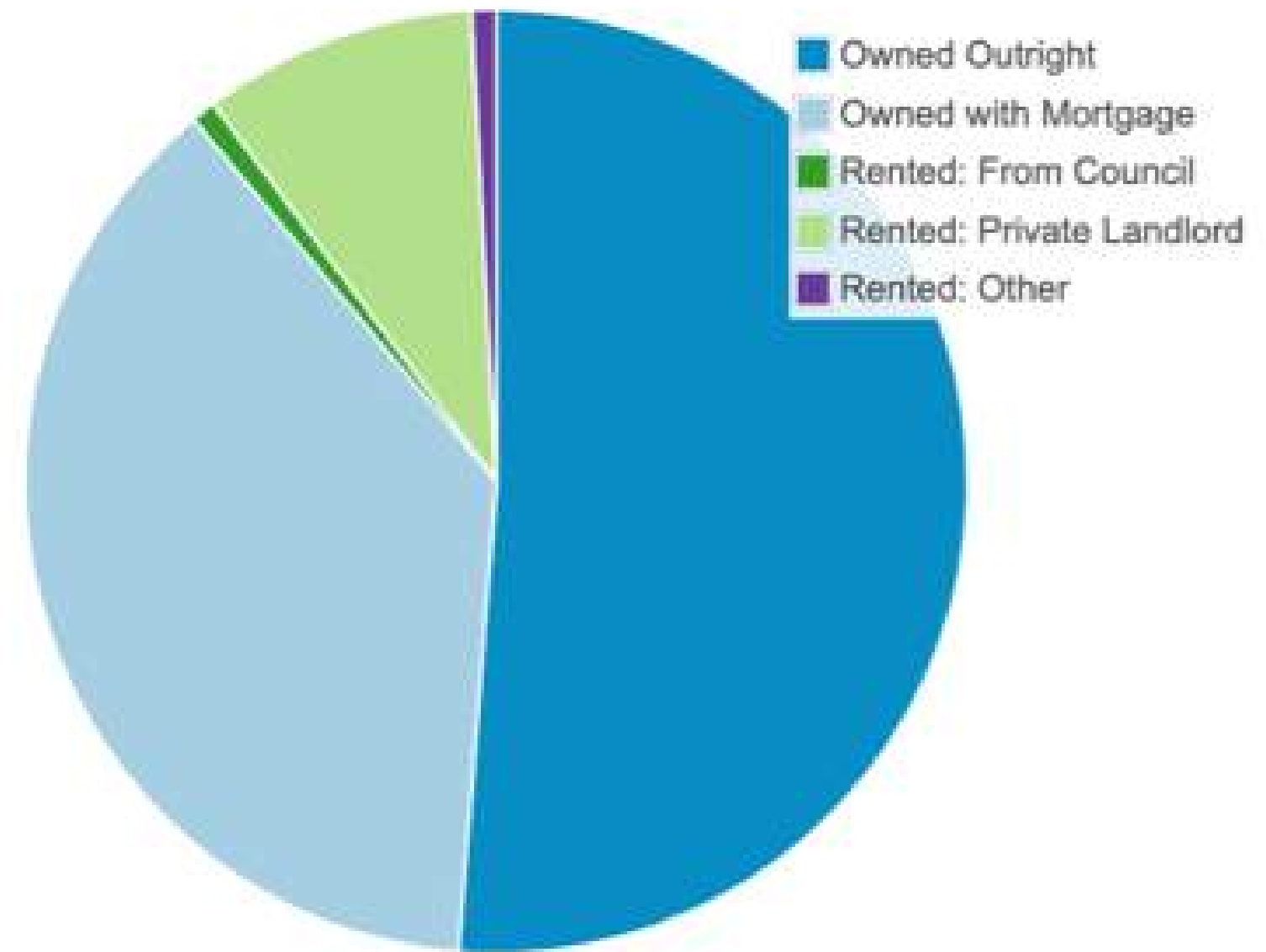
Walking Time

141.7 MINUTES

# Housing

## Housing Tenure

Owned Outright	60
Owned with Mortgage	44
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	11
Rented: Other	1
Rent Free	0
<b>Total</b>	<b>117</b>



# Schools

## NEAREST SCHOOLS



[Lincoln Gardens Primary School](#)

0.2 miles

State School | Ofsted: Good



[Rowan Education](#)

0.4 miles

Independent School | Ofsted: No Rating Available



[Priory Lane Community School](#)

0.4 miles

State School | Ofsted: Good

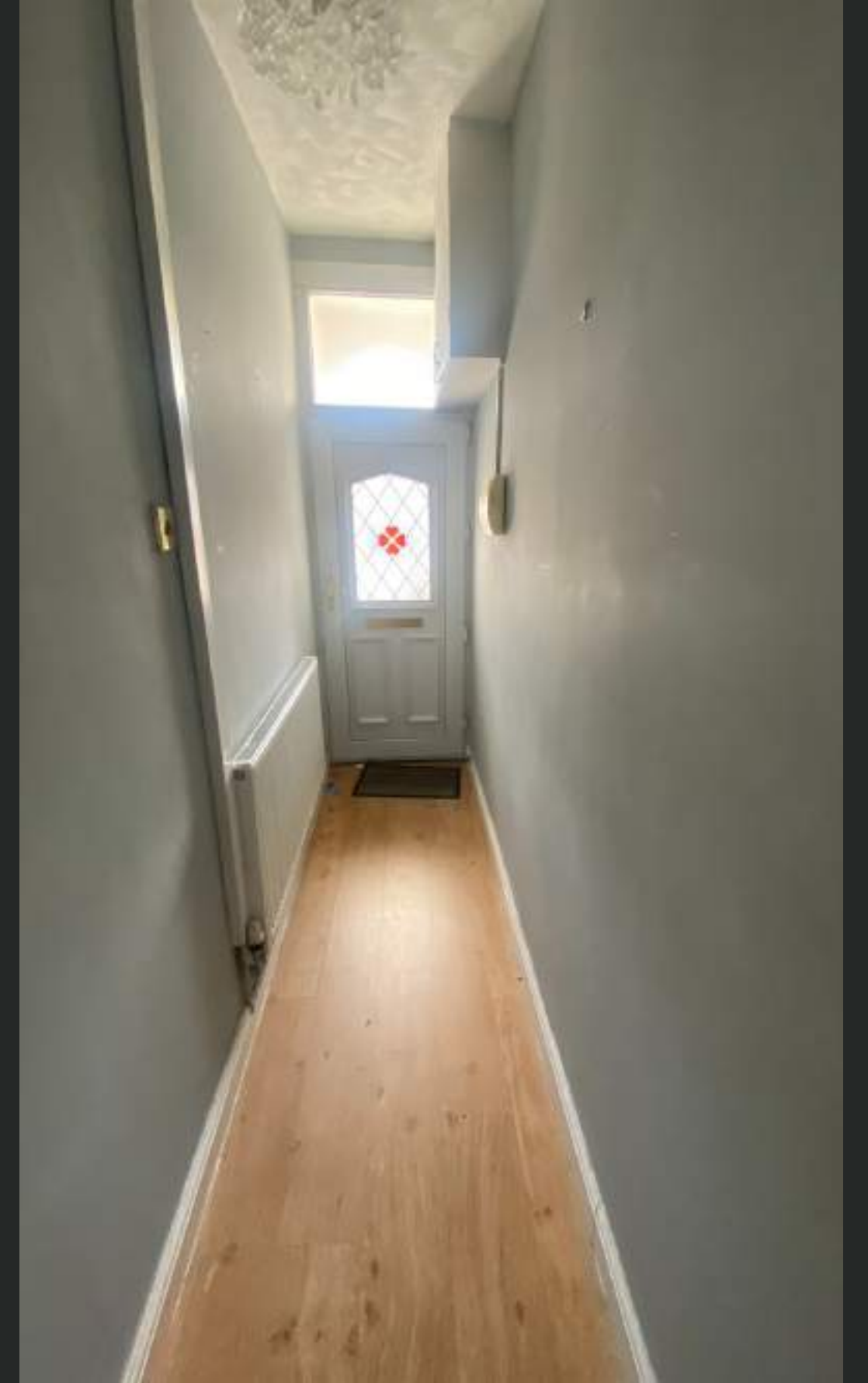


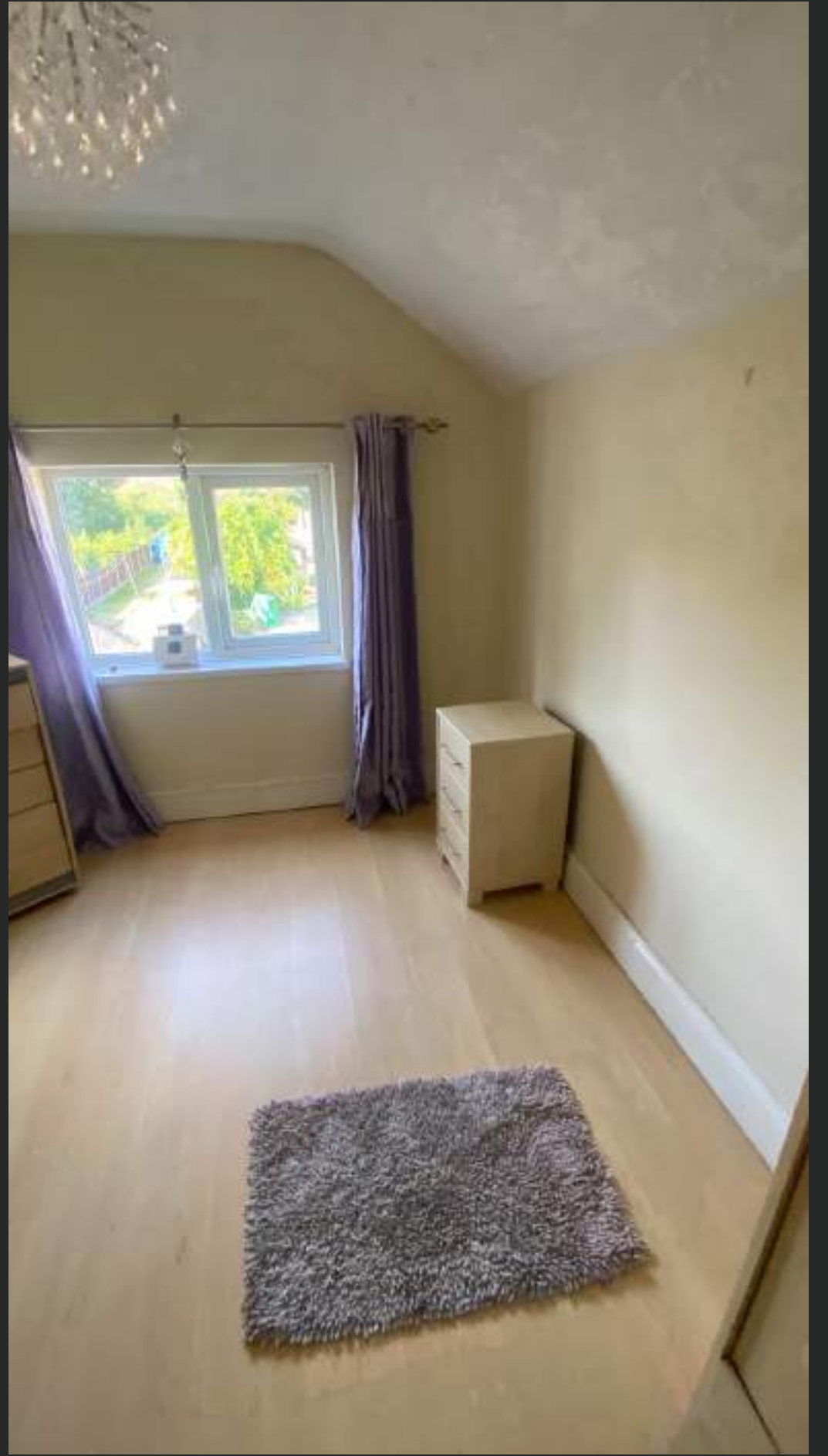
[Oakfield Primary School](#)

0.6 miles

State School | Ofsted: Good

# ***Pictures***











# Sold House Prices

3 beds 1 bath 2 receptions

£183,100

Freehold

Semi-Detached House

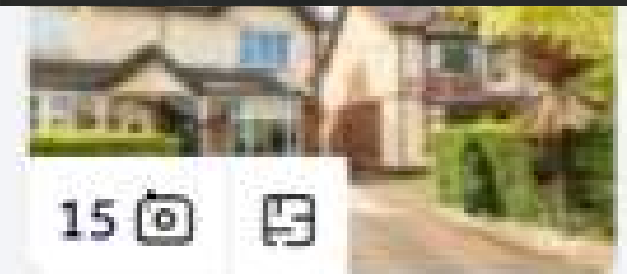
See what it's worth today

3 bed, semi-detached

£222,000

4 Dec 2023

Freehold



15  

£154,000

31 May 2016

Freehold

Estimated price

£187k

Low

£197k

£207k

High

£200k

£180k



# Rental Prices



3 Bed Semi-Detached House, Wynmoor Road, DN17

Let Agreed

£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, Peacock Street, DN17

Let Agreed

£900.00

per month

£207.69

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:  
2121882

Meet the landlord



# 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**

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