



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
2 BED SEMI-DETACHED HOUSE

SCUNTHORPE

Details

Building type.....2 bed semi-detached house

Construction Type.....Standard

Tenure.....Freehold

Heating Type.....Gas

Reason of Sale.....None

Occupier.....Empty

Refurbishment.....Minor

Numbers

UK RESIDENCE ONLY

Purchase Price	£102 000
Refurbishment	£16 600
Stamp Duty (3%)	£3 060
Legal fees	£2 500
Done Up Value (DUV)	£142 500
Rent	£750
ROE	20%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	~48 500

NON-UK RESIDENCE

Purchase Price	£102 000
Refurbishment	£16 600
Stamp Duty (5%)	£5 100
Legal fees	£2 500
Done Up Value (DUV)	£142 500
Rent	£750
ROE	18.2%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	~50 500

Sourcing Fee

£4 000

Project Management Fee

£4 000

Refurb

- **Demolition without tearing down wallpapers**
- **Skimming**
- **Painting**
- **Laminate ground Floor**
- **Carpets**
- **New kitchen**
- **Bathroom Refreshments**
- **Water tank removal**
- **Alarms**
- **Certificates**
- **Skips Hire**
- **Certificates**

2 Bed Semi-detached House

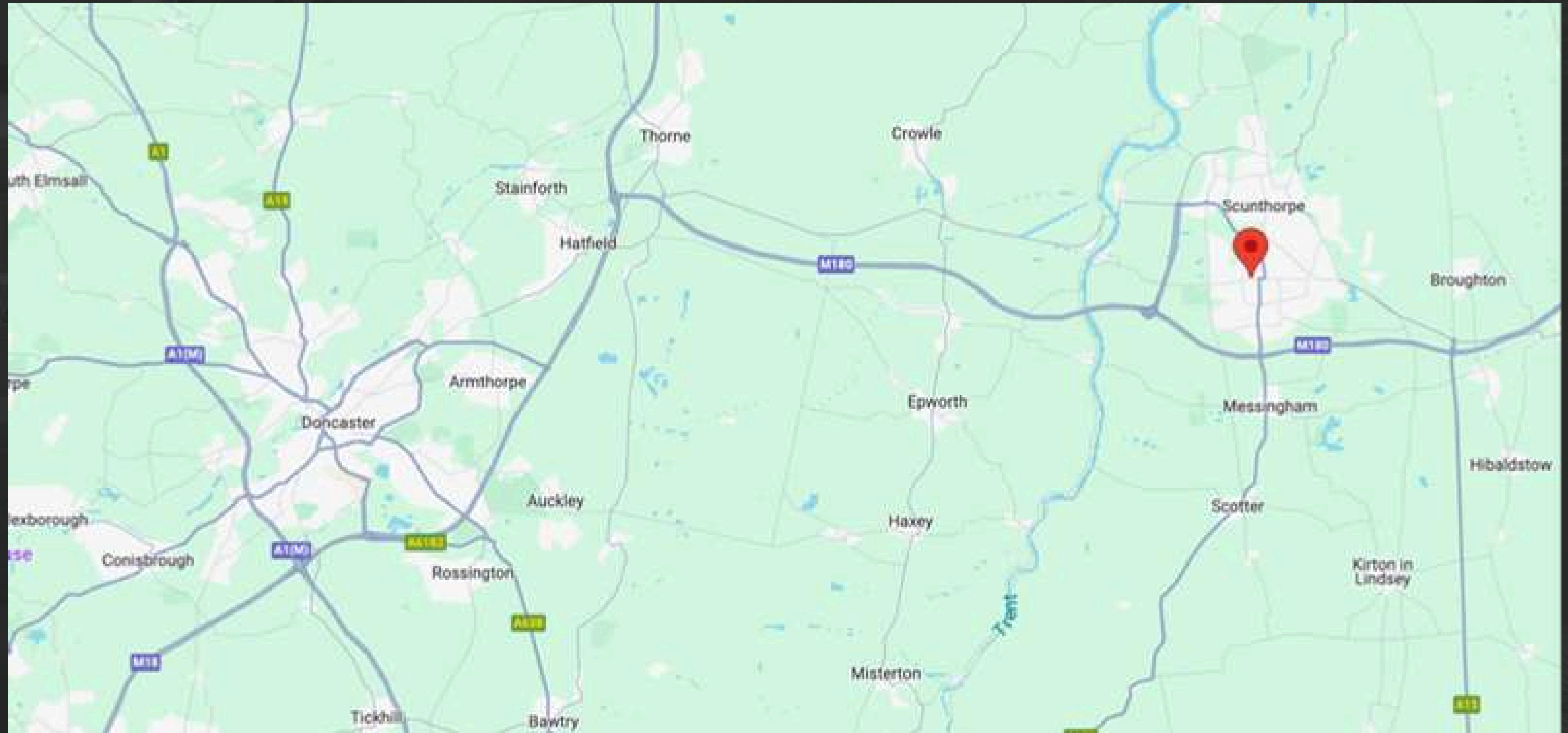
PP £102 000

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.

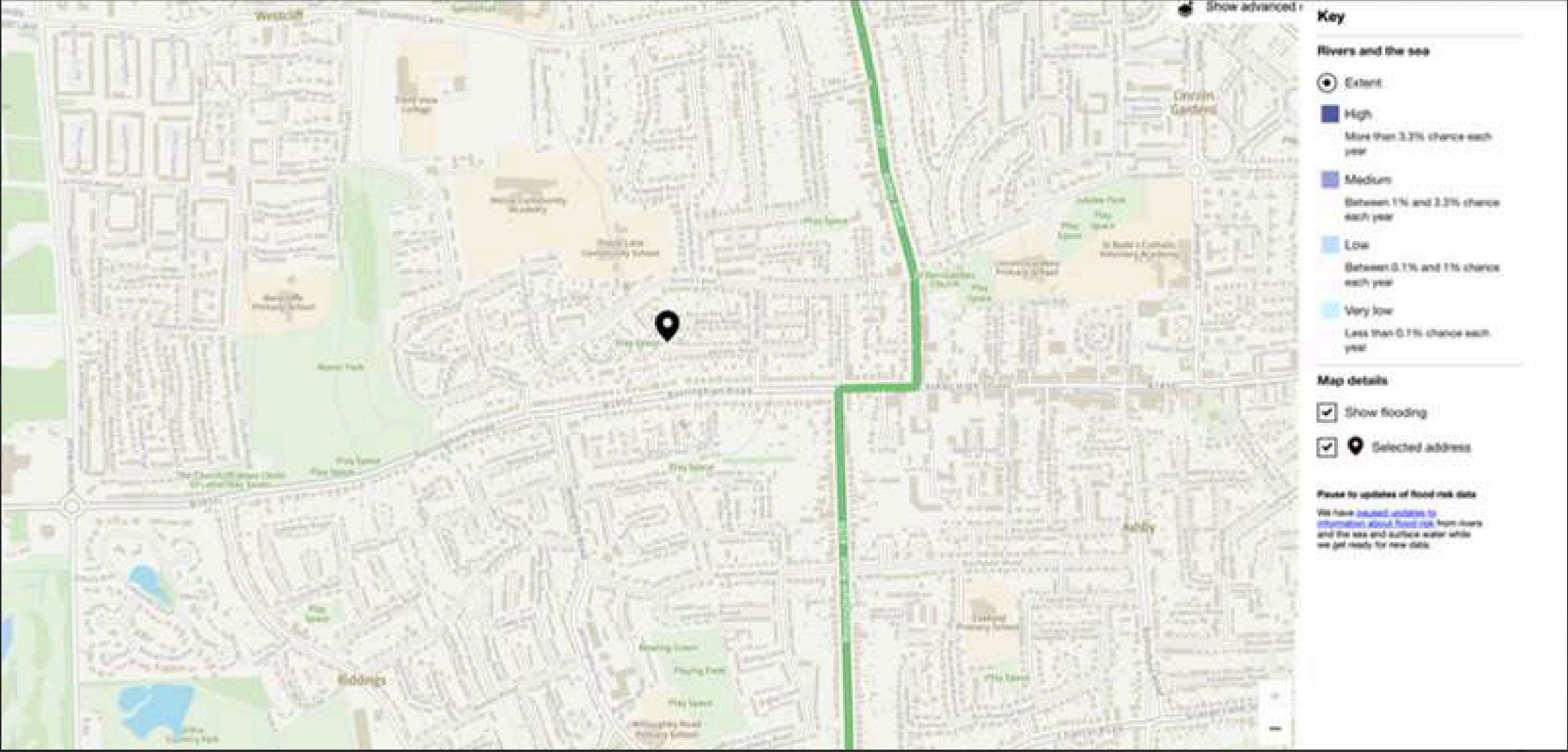
History. Scunthorpe as a town came into existence due to the exploitation of the local ironstone which began in 1859; iron production commenced in 1864, steel smelting in 1891. Scunthorpe's population grew from 1,245 in 1851 to 11,167 in 1901 and 45,840 in 1941.



Location



Flood



Bus / Train

Scunthorpe Rail Station

1.33 MILES



Walking Time

26.7 MINUTES

Hairdressers

0.1 MILES

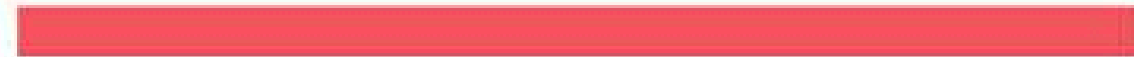


Walking Time

2 MINUTES

Althorpe Rail Station

3.23 MILES



Walking Time

64.6 MINUTES

Dean Road

0.11 MILES

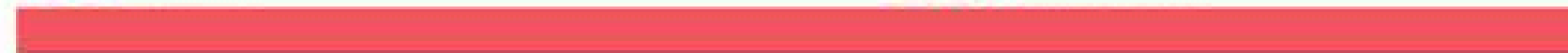


Walking Time

2.2 MINUTES

Kirton Lindsey Rail Station

6.35 MILES



Walking Time

126.9 MINUTES

Devonshire Road

0.11 MILES



Walking Time

2.2 MINUTES

Crowle Rail Station

6.62 MILES



Walking Time

132.3 MINUTES

Monks Road

0.12 MILES



Walking Time

2.4 MINUTES

Brigg Rail Station

7.28 MILES



Walking Time

145.7 MINUTES

Priory Lane

0.13 MILES



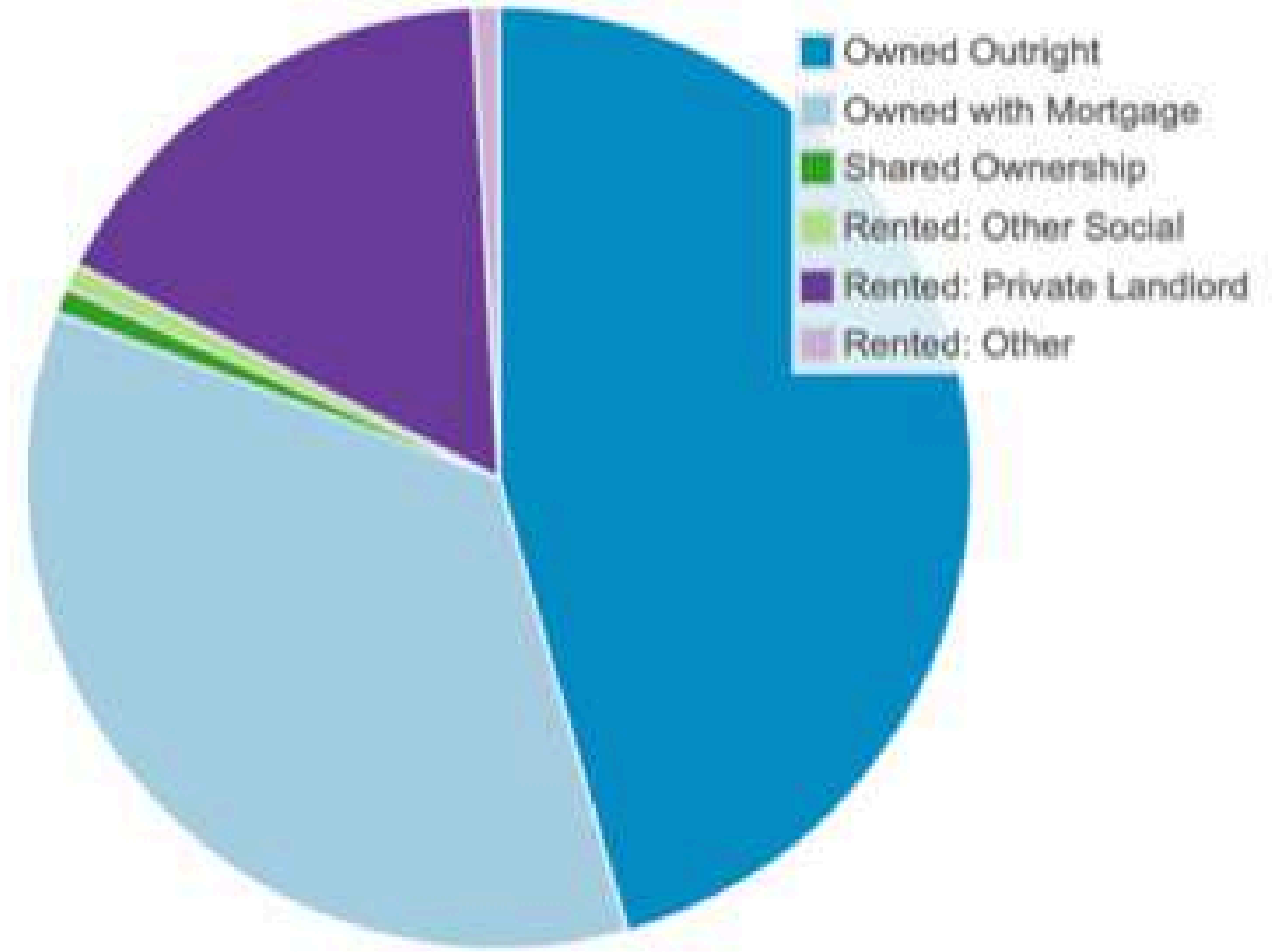
Walking Time

2.7 MINUTES

Housing

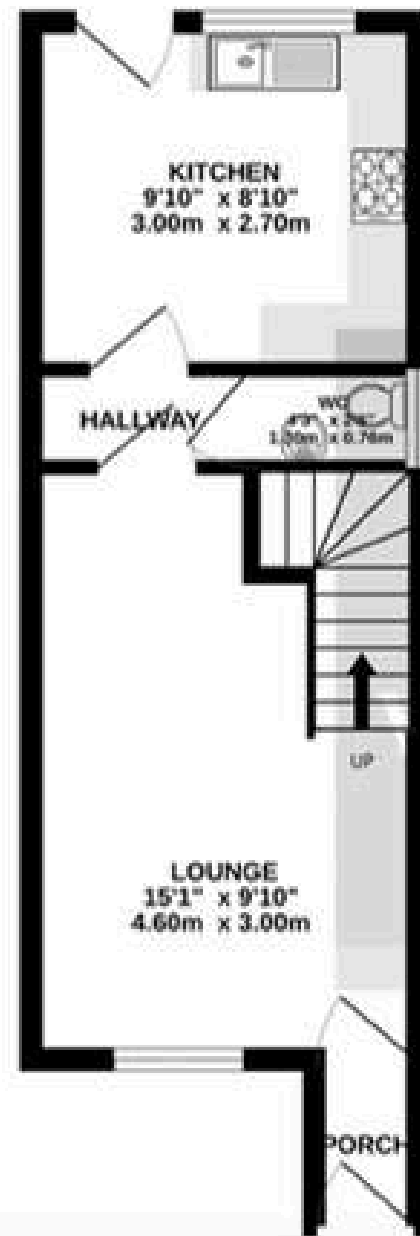
Housing Tenure

Owned Outright	52
Owned with Mortgage	40
Shared Ownership	1
Rented: From Council	0
Rented: Other Social	1
Rented: Private Landlord <i>inc. letting agents</i>	19
Rented: Other	1
Rent Free	0
Total	114

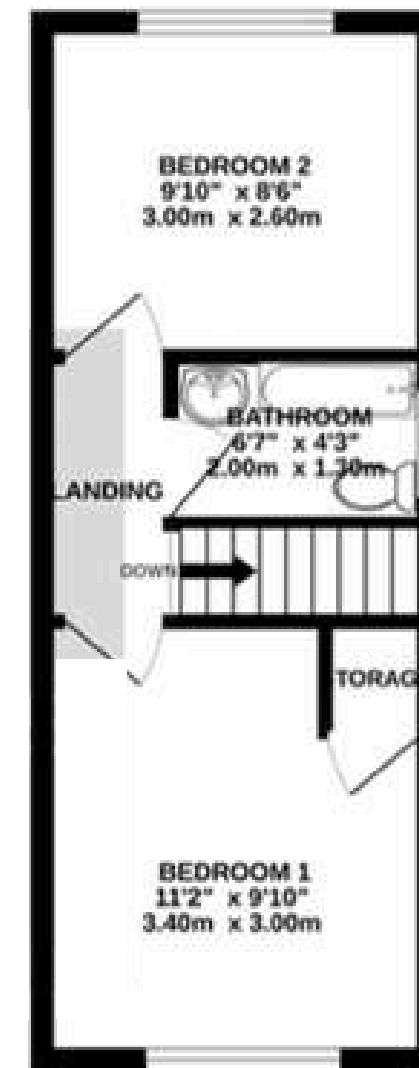


FLOOR PLAN

GROUND FLOOR
272 sq ft. (25.2 sq m.) approx.



1ST FLOOR
260 sq ft. (24.2 sq m.) approx.



Schools

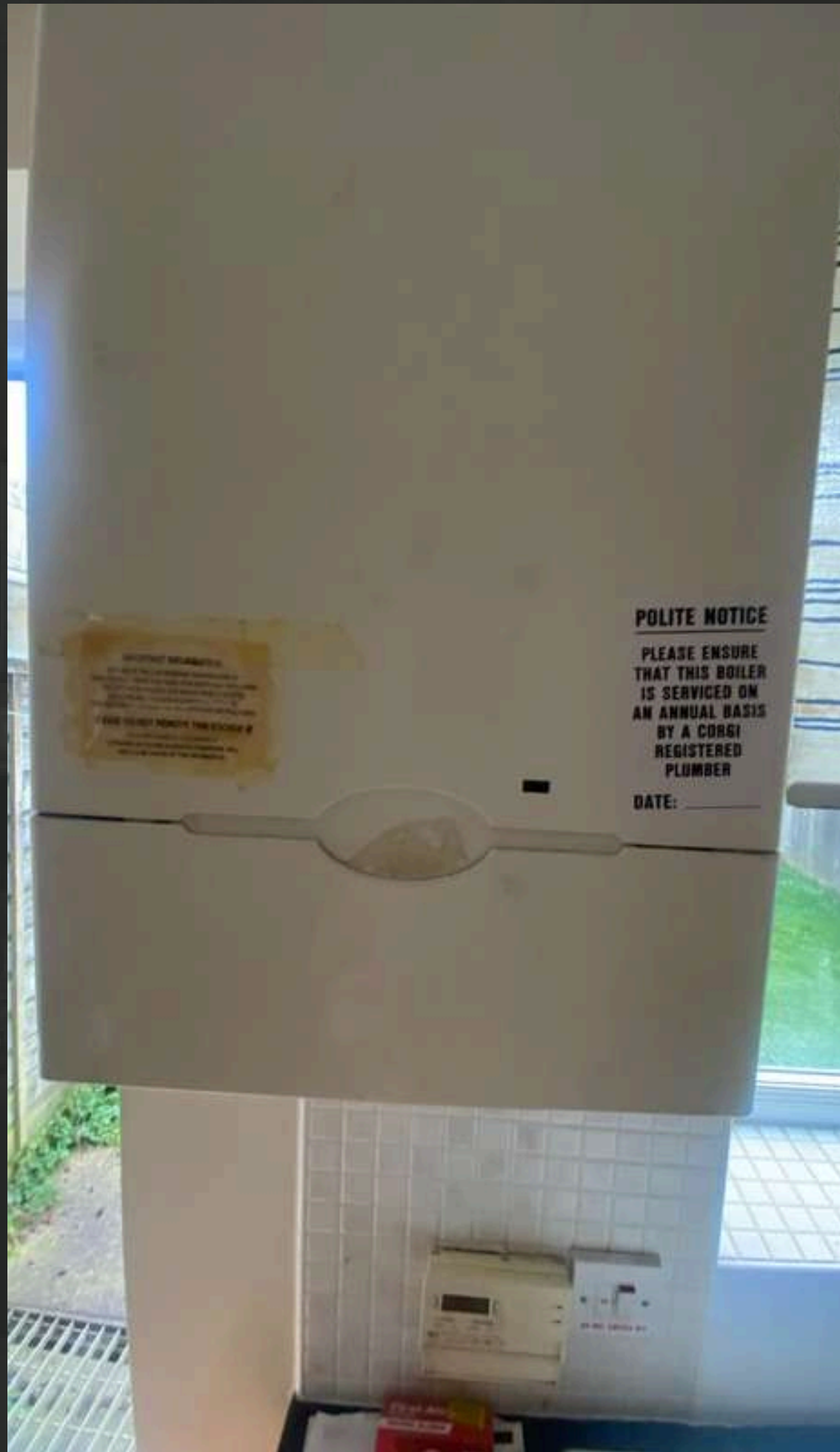
Priory Lane Community School	330 yards	★★★★☆
Oakfield Primary School	0.5 miles	★★★★☆
Willoughby Road Primary Academy	0.5 miles	★★★★☆
Lincoln Gardens Primary School	0.6 miles	★★★★☆
Westcliffe Primary School	0.6 miles	★★★★☆
Enderby Road Infant School	0.7 miles	★★★★☆
Leys Farm Junior School	0.8 miles	★★★★☆
Outwood Junior Academy Brumby	0.9 miles	★★★★☆
Bushfield Road Infant School	0.9 miles	★★★☆☆
Bottesford Junior School	1.1 miles	★★★★☆

Pictures










Sold House Prices





Semi-detached house 2 beds 1 bath 1 reception [Edit](#)
Freehold 68 sqm **Just curious**

[Tracking](#)
[Tracking because I am curious](#)

Zoopla estimate
Updated monthly using the UK's largest comparable database. [See inside the estimate](#)

Estimated price
£131k Low **£138k** High £145k
£130k




Semi-detached house 2 beds 1 bath 1 reception [Edit](#)
Freehold **Just curious**

[Tracking](#)
[Tracking because I am curious](#)

Zoopla estimate
Updated monthly using the UK's largest comparable database. [See inside the estimate](#)

Estimated price
£124k Low **£138k** High £152k
£130k £140k



Rental Prices



2 Bed Terraced House, Conference Court, DN16

£600.00

per month

£138.46

per week

- ✓ No admin fees
- ✓ No hidden charges

Let Agreed

Property Reference:
1626341

Meet the landlord



Terraced 🏠 2 🛏 1

No summary available.

£795 pcm ↔ 📊

£187 pcm

LET AGREED

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

