



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*

Doncaster, South Yorkshire

Details

Building type.....3 Bed Semi-Detached

Construction Type.....Standard

Tenure.....Freehold

Heating Type.....Gas

Reason of Sale.....No reason

Occupier.....Empty

Refurbishment.....Major

Numbers

Purchase Price	£131 500
Refurbishment	£21 000
Stamp Duty (5%)	£6 705
Legal fees	£3 000
Done Up Value (DUV)	£177 500
Final Rent	£1050
ROE	~20%
YIELD	~10%
<hr/>	
TOTAL INVESTMENT COST (BTL). ~£65 000	
Sourcing Fee	£4 250
Property Management Fee	£4 000

“The Property Management fee is a separate charge for the service specified in the Property Management Agreement and is not included as part of the renovation costs.

*The renovation amount stated in the proposal deal is an estimated figure, which may be subject to change based on a full assessment conducted prior to the commencement of the renovation.

Refurb

Tearing down wallpaper

Skimming & plastering

New bathroom

Kitchen refresh

Kitchen door

Painting the doors upstairs

Flooring downstairs

Carpets

Painting

New fuse box

Cupboard refresh

Skip Hire

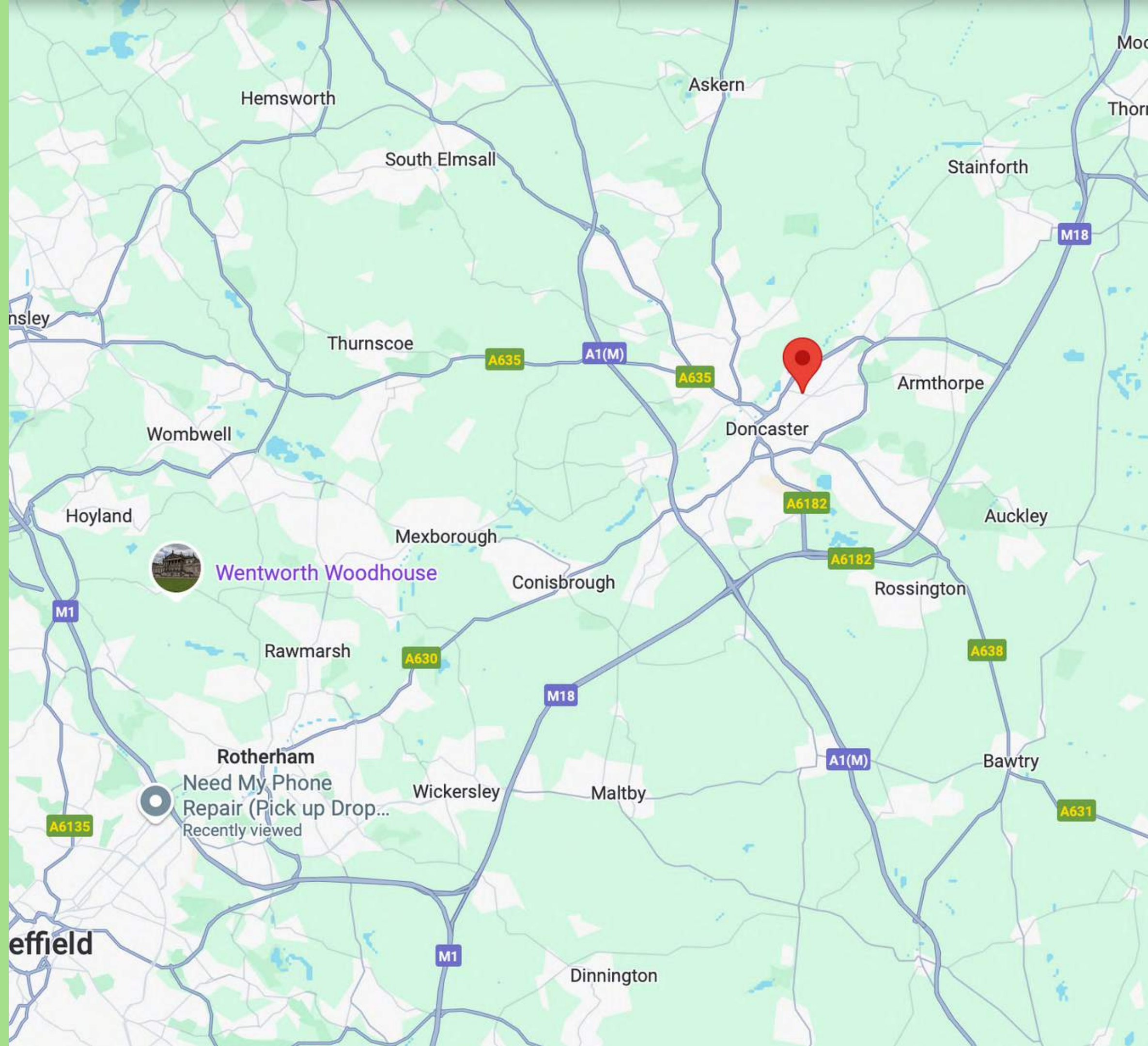
Certificates

3 Bed Semi-Detached

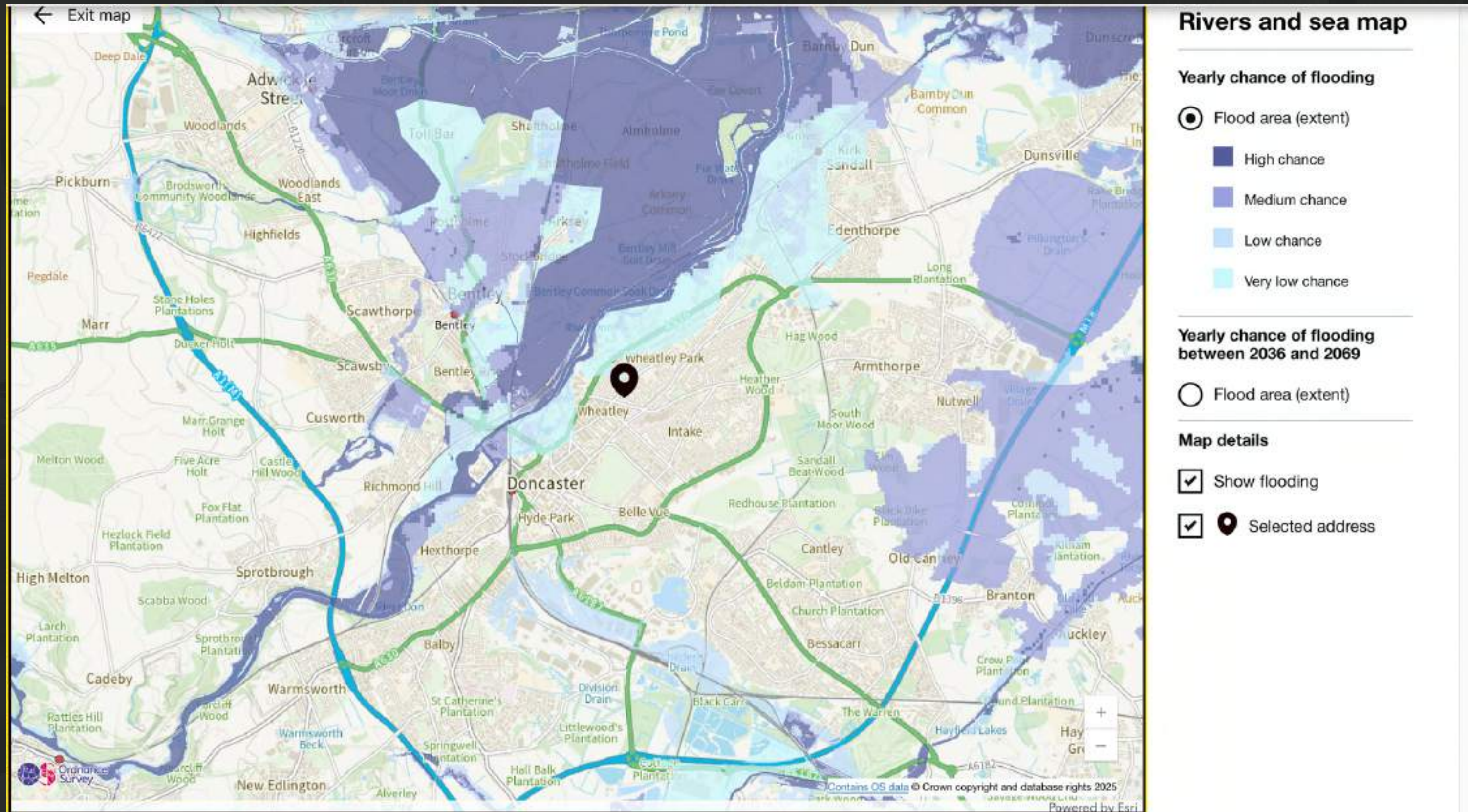
PP £131 500

Doncaster is a city in South Yorkshire, England. It had a population of 308,100 in the 2021 United Kingdom census. It is situated on the River Don and is bordered by Rotherham to the southwest, Barnsley to the west, and North Lincolnshire to the east.

Doncaster and its surrounding towns form part of the South Yorkshire metropolitan area, which has a population of approximately 1.4 million. The city borders the boroughs of Rotherham, Barnsley, Bassetlaw, and Selby, as well as North Lincolnshire and East Riding of Yorkshire. The City of Doncaster is governed by Doncaster City Council. The South Yorkshire Mayoral Combined Authority, with a directly elected mayor, is responsible for economic strategy, transport, and other regional matters across South Yorkshire.



Flood



Bus / Train

Beckett Road/Oversley Road

0.06 MILES

Walking Time

1.1 MINUTES

Beckett Road/Wentworth Road

0.08 MILES

Walking Time

1.6 MINUTES

Thorne Road/Wentworth Road

0.19 MILES

Walking Time

3.8 MINUTES

Thorne Road/Zetland Road

0.2 MILES

Walking Time

4 MINUTES

Thorne Road/Norborough Road

0.2 MILES

Walking Time

4 MINUTES

Doncaster Rail Station

1.21 MILES

Walking Time

24.3 MINUTES

Bentley (S Yorks) Rail Station

1.64 MILES

Walking Time

32.9 MINUTES

Kirk Sandall Rail Station

2.71 MILES

Walking Time

54.3 MINUTES

Adwick Rail Station

3.82 MILES

Walking Time

76.5 MINUTES

Hatfield & Stainforth Rail Station

5.41 MILES

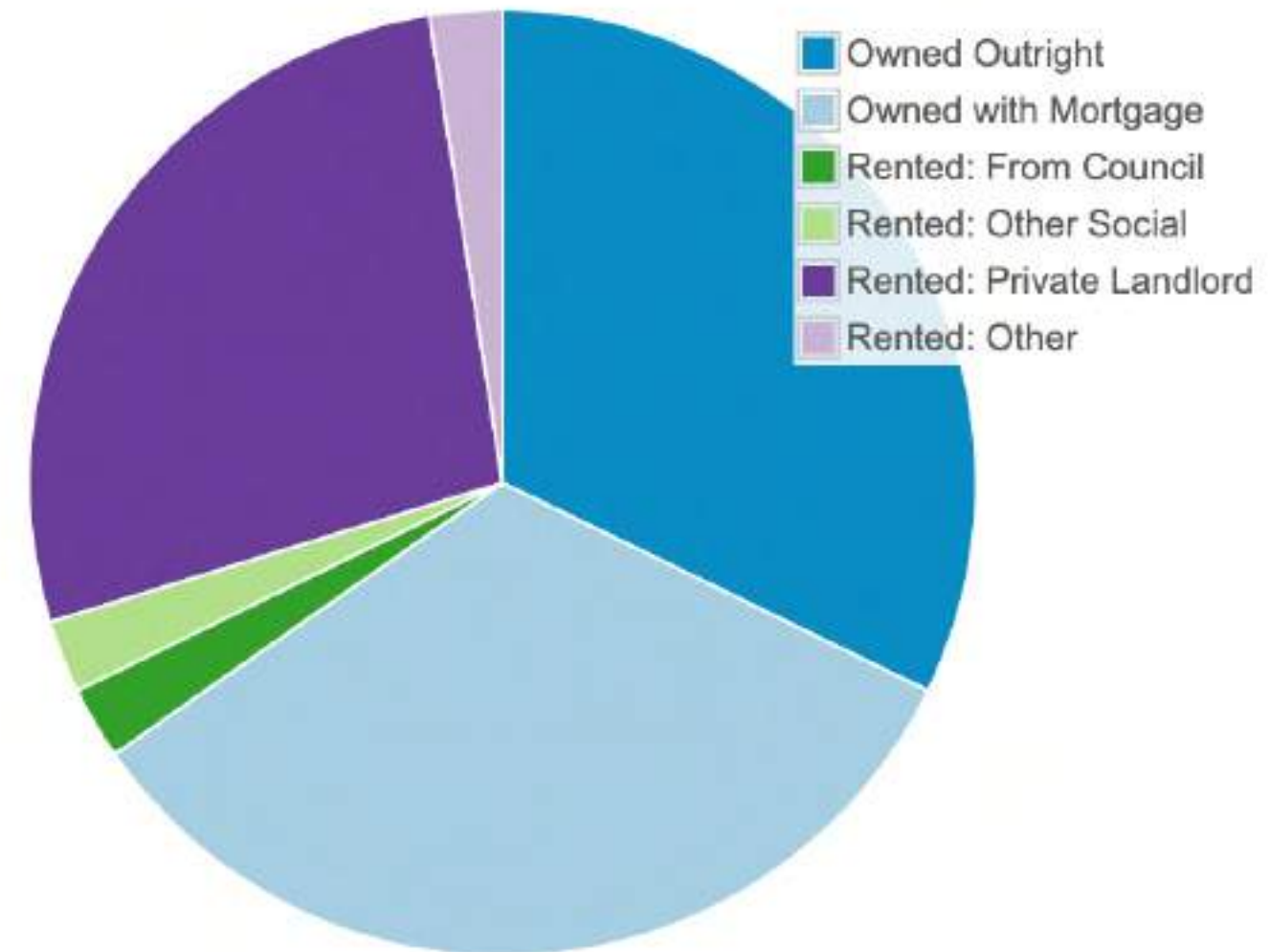
Walking Time

108.1 MINUTES

Housing

Housing Tenure

Owned Outright	39
Owned with Mortgage	40
Shared Ownership	0
Rented: From Council	3
Rented: Other Social	3
Rented: Private Landlord <i>inc. letting agents</i>	33
Rented: Other	3
Rent Free	0
Total	121



Schools

NEAREST SCHOOLS



Park Primary School

State School | Ofsted: Good



Hospital Teaching Service

Type: N/A | Rating: N/A



Town Field Primary School

State School | Rating: N/A



Hall Cross Academy

State School | Ofsted: Good

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

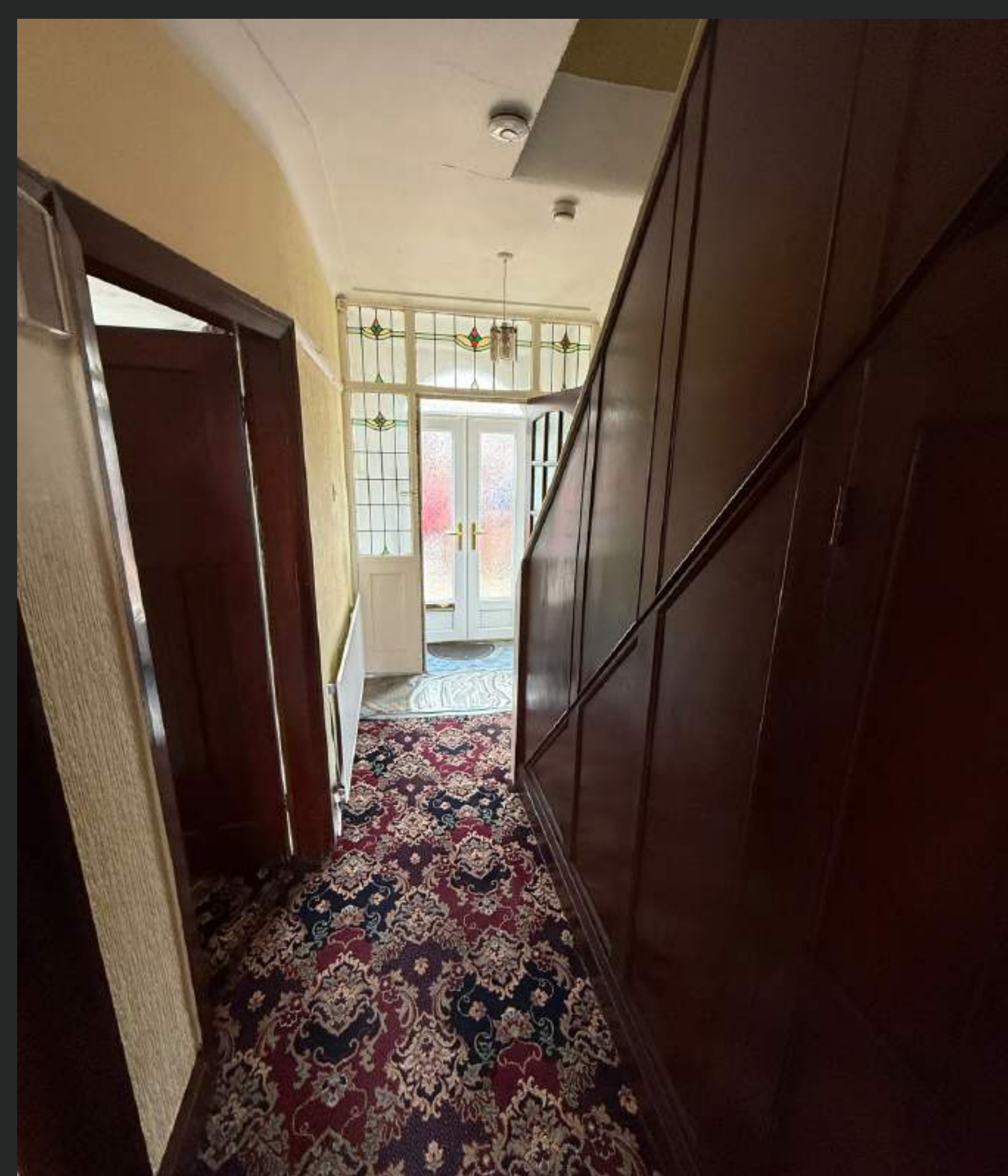
Pictures















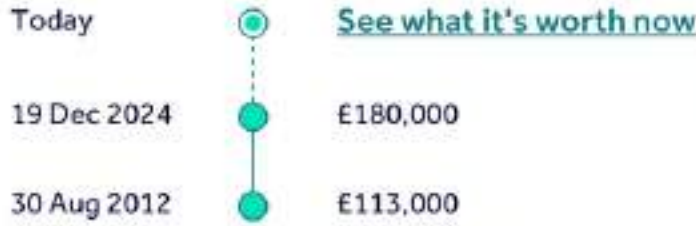




Sold House Prices

181, Thorne Road, Wheatley Hills, Doncaster DN2 5AT

 Semi-Detached  3  Freehold



No other historical records.



25, Harrowden Road, Wheatley, Doncaster DN2 4EJ

 Semi-Detached  3  Freehold



No other historical records.



37, Harrowden Road, Wheatley, Doncaster DN2 4EL

 Semi-Detached  3  Freehold



29, Liverpool Avenue, Wheatley, Doncaster DN2 4EY

 Semi-Detached  3  Freehold



No other historical records.



101, Harrowden Road, Wheatley, Doncaster DN2 4EP

 Semi-Detached  3  Freehold



Rental Prices



Norborough Road, Doncaster, DN2 4AT **Rented**

Asking price on 30 May 2025

£1,100 **Reduced**

Links

[Portal](#)

3x 2x

Listed from

17 Feb 2025 for 101 days

Distance

0.26km



Buckingham Road, Doncaster DN2 5DD **Rented**

Asking price on 1 Jun 2025

£995 **Reduced**

Links

[Portal](#)

3x 1x

Listed from

28 Mar 2025 for 64 days

Distance

0.77km



Buckingham Road, Town Moor DN2 5DE **Rented**

Asking price on 27 Jul 2025

£975 **Never changed**

Links

[Portal](#)

3x 1x

Listed from

22 Jul 2025 for 4 days

Distance

0.81km



5 Central Boulevard, DONCASTER, DN2 5PE

Rented

Asking price on 20 Mar 2025

£1,100 **Reduced**

Links

[Portal](#)

3x 1x

Listed from

8 Feb 2025 for 39 days

Distance

1.27km



Westminster Crescent, Doncaster, DN2 6PS

Rented

Asking price on 29 Mar 2025

£995 **Never changed**

Links

[Portal](#)

3x 1x

Listed from

24 Feb 2025 for 33 days

Distance

1.34km



West Grove, Doncaster, South Yorkshire, DN2

5NB **Rented**

Asking price on 30 Apr 2025

£1,050 **Reduced**

Links

[Portal](#)

3x 1x


Listed from

17 Feb 2025 for 72 days

Distance

0.58km

Rental Prices




Let Agreed
£1,000 pcm
£230.77 pw

Let agreed

Property reference: 2481473

Meet the Landlord




Alpha Dora Lettings P.
Response Rate: 98%
Response Time: Within 2 Days

Tenant Insights
10+ other tenants have enquired about this property.
0 other verified tenants have enquired

3 Bed Semi-Detached House, Chestnut Avenue, DN2

Map Favourite




Let Agreed
£1,050 pcm
£242.31 pw

Let agreed

Property reference: 2506879

Meet the Landlord




Nik Dhimal Real Estate D.
VERIFIED
Response Rate: 100%
Response Time: Within 13 Hours

Tenant Insights
10+ other tenants have enquired about this property.
2 other verified tenants have enquired

3 Bed Semi-Detached House, Wentworth Road, DN2

3 bedrooms 1 bathrooms 3 tenants max. Doncaster

Map Favourite



54 Manor Drive, DONCASTER, DN2 6BT **Rented**

Asking price on 25 May 2025
£1,100 Never changed

3x 2x
Listed from
7 May 2025 for 18 days
Distance
1.28km

Links
Portal

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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About process

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Dawid Dowbusz

