



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



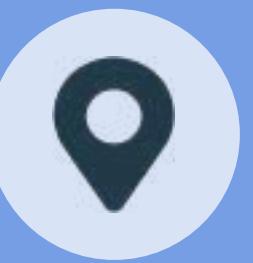
Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

2 bed terrace



CASTLEFORD



MORTGAGE



DETAILS

Building type	2 Bed Terrace
Construction Type	Standard
Tenure	Freehold
Heating Type	Gas central
Reason of Sale	No reason
Occupier	Empty
Refurbishment	Major

The Property Management fee is a separate charge outlined in the Property Management Agreement and is not included in renovation costs. The renovation amount in the proposal is an estimate and may change following a full assessment before work begins.

NUMBERS

Purchase Price	£91 000
Refurbishment	£20 600
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 550
Legal fees	£3 000
Done Up Value (DUV)	£125 000
Final Rent	£825
ROE	~20%
YIELD	~11%
TOTAL INVESTMENT COST (BTL)	~£52 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

- Damp proofing upstairs and downstairs
- Kitchen refresh
- New bathroom
- Additional skimming where needed
- Flooring downstairs
- New carpets
- Chimney fix
- Replacing some sockets in the house
- Skips
- Certificates

2 bed terrace

Castleford is a town in West Yorkshire, England, with a population of approximately 45,000 as of the 2021 United Kingdom census. Situated to the southeast of Leeds, it enjoys proximity to major urban centres while maintaining a strong sense of local character. The town lies along the River Aire and is close to the scenic countryside of the Yorkshire Coalfield, offering a blend of industrial heritage and natural beauty. Castleford is part of the metropolitan borough of the City of Wakefield, which includes neighbouring communities such as Pontefract, Featherstone, and Knottingley. The borough is bordered by Leeds, Selby, and Barnsley, forming a dynamic and well-connected area within the Yorkshire and the Humber region.

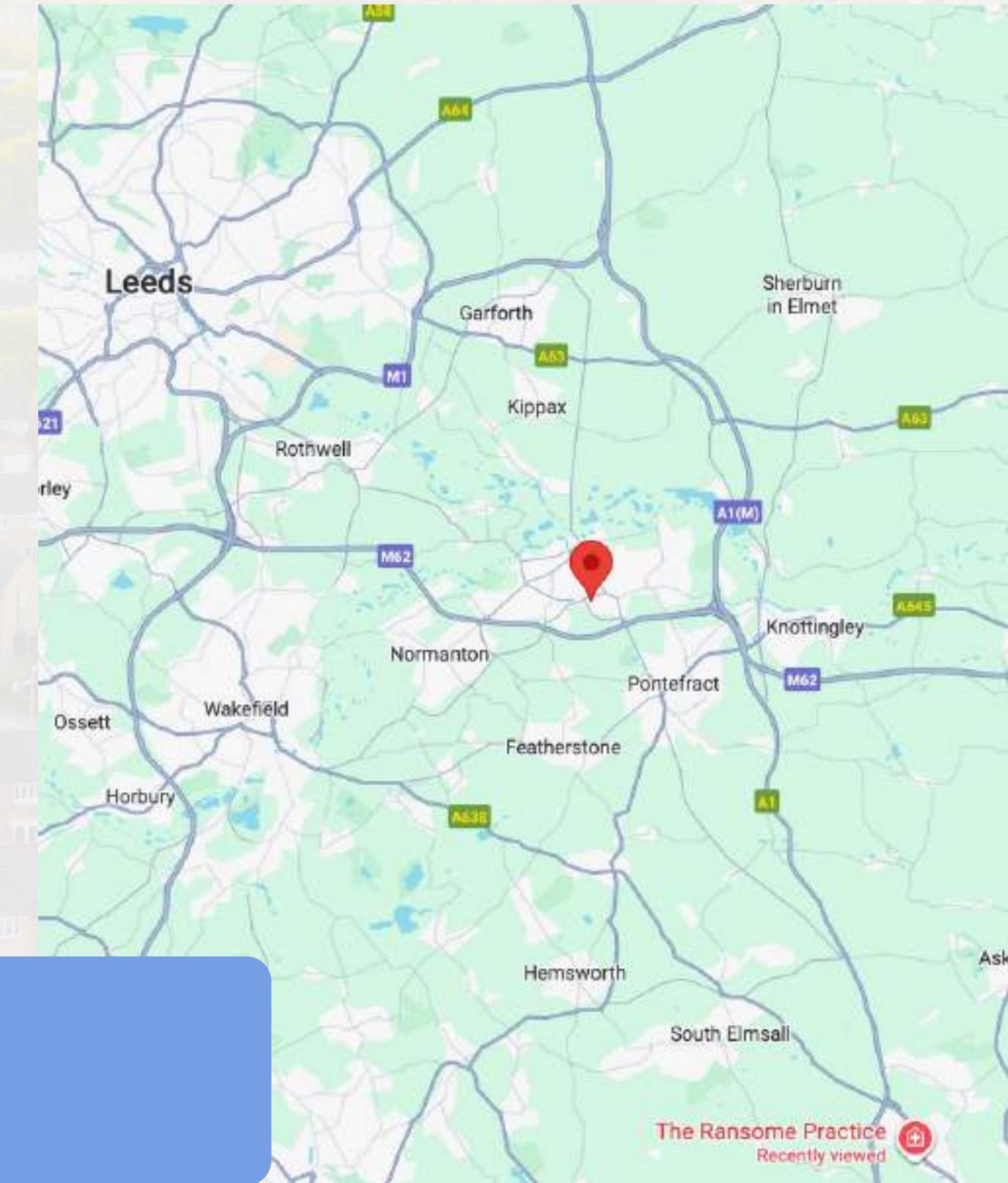
Local governance is provided by Wakefield Council, which manages public services, infrastructure projects, and community development. Castleford also benefits from regional strategies aimed at improving economic opportunity, housing, and transport. The town is well served by road and rail, with easy access to the M62 motorway and a railway station offering direct connections to Leeds, Wakefield, and beyond—ensuring Castleford remains a well-linked and vibrant part of the region.



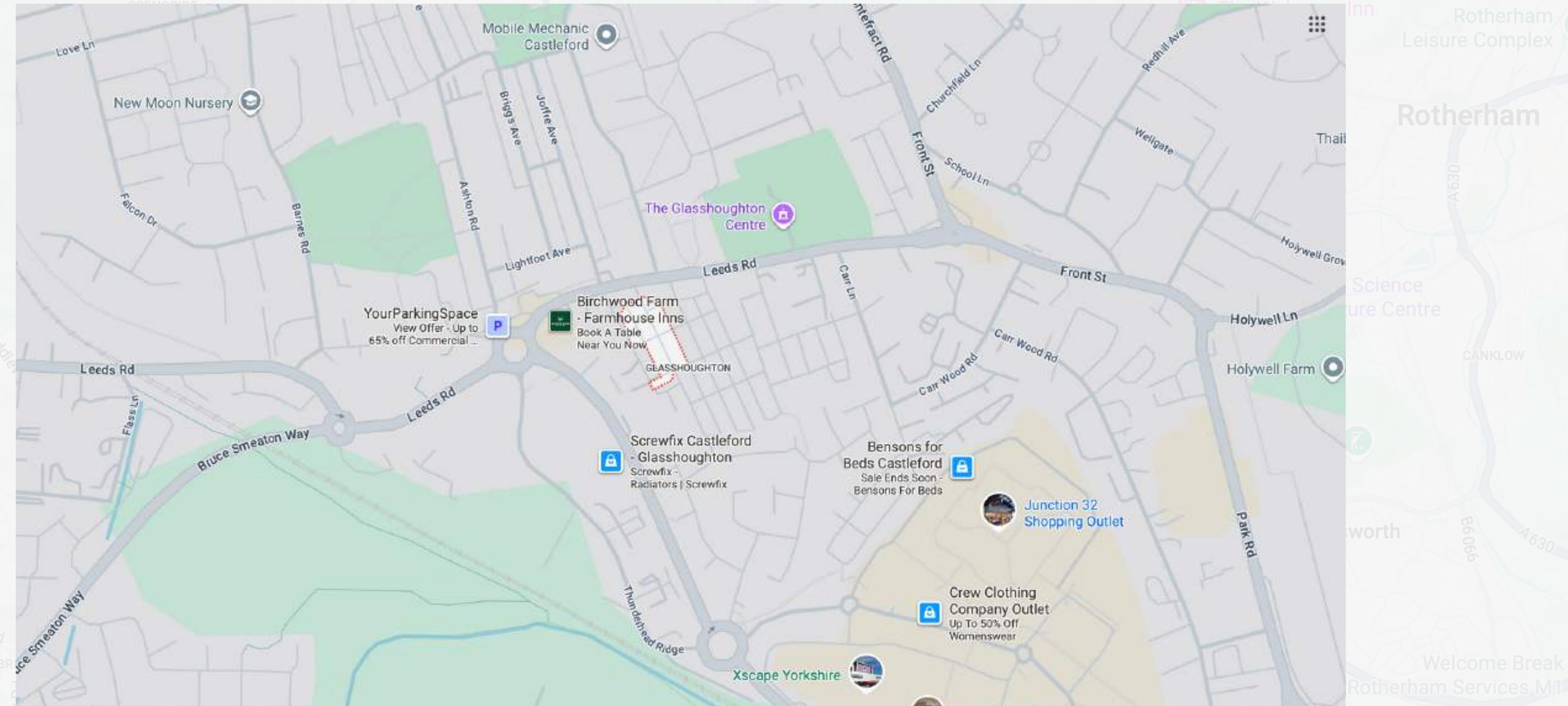
CASTLEFORD



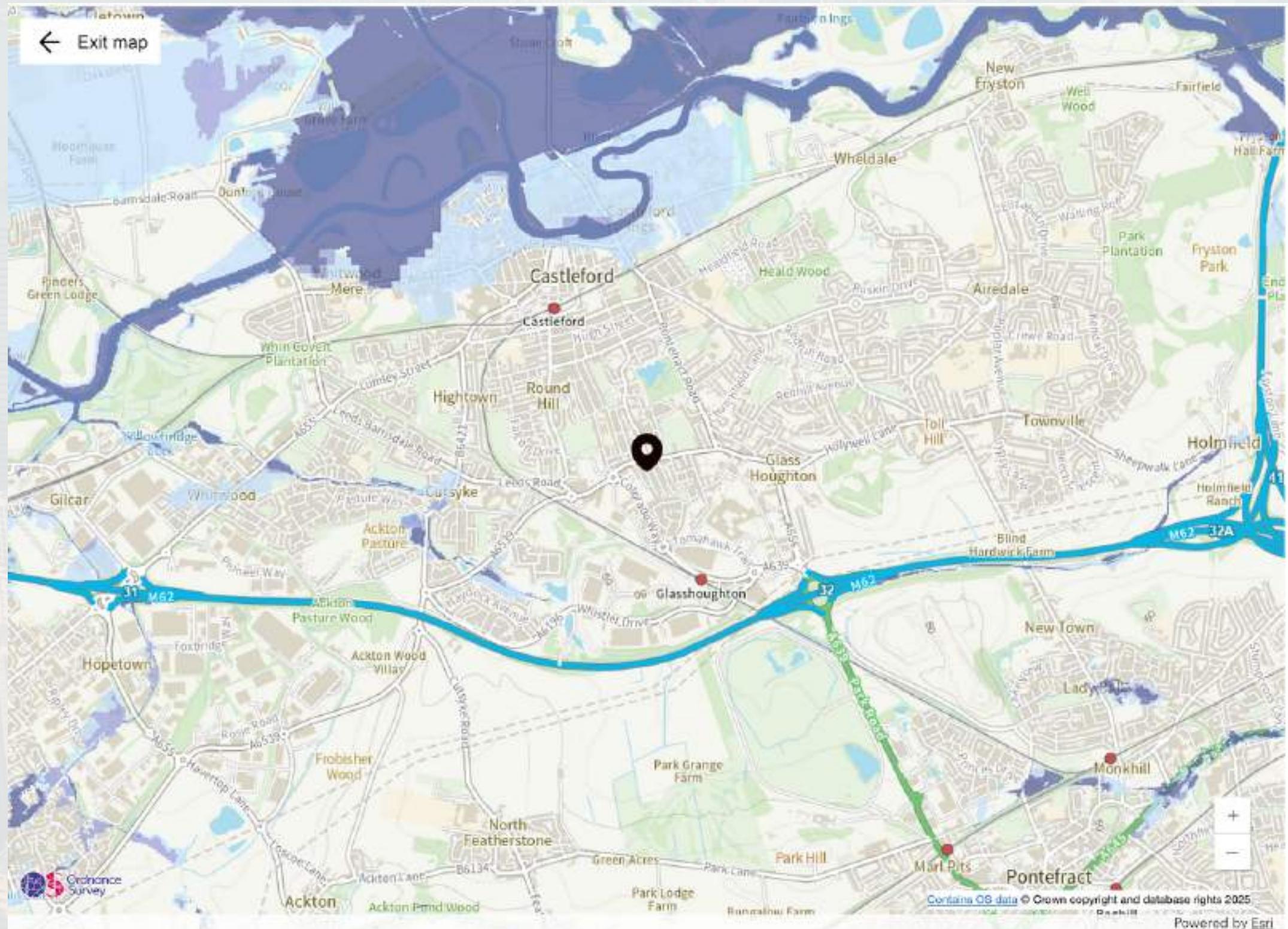
£91,000



LOCATION



FLOOD



Rivers and sea map

Yearly chance of flooding

- Flood area (extent)
 - High chance
 - Medium chance
 - Low chance
 - Very low chance

Yearly chance of flooding between 2036 and 2069

- Flood area (extent)

Map details

- Show flooding
- Selected address

BUS / TRAIN

Nearby Transport

12 Total Stops

Bus Stops

- Glasshoughton Centre 2 0.1km
- Joffre Avenue 2 0.1km
- Lisheen Avenue Leeds Rd 0.2km

Bus Exchange

- Worksop Bus Station 48.0km

Nearby Stations

12 Total Stops

Rail Station

- Glasshoughton Rail Station 2 0.7km
- Castleford Rail Station 2 1.2km
- Pontefract Tanshelf Rail Station 2 2.9km

Metro/Tram

- Parkgate Platform to Sheffield 30.2km
- Rotherham Platform Both Directions 31.4km
- Meadowhall Interchange Platform 33.4km
- Meadowhall Sth/Tinsley to City 33.6km
- Meadowhall S/Tinsley to Mdwhall Intc 33.6km

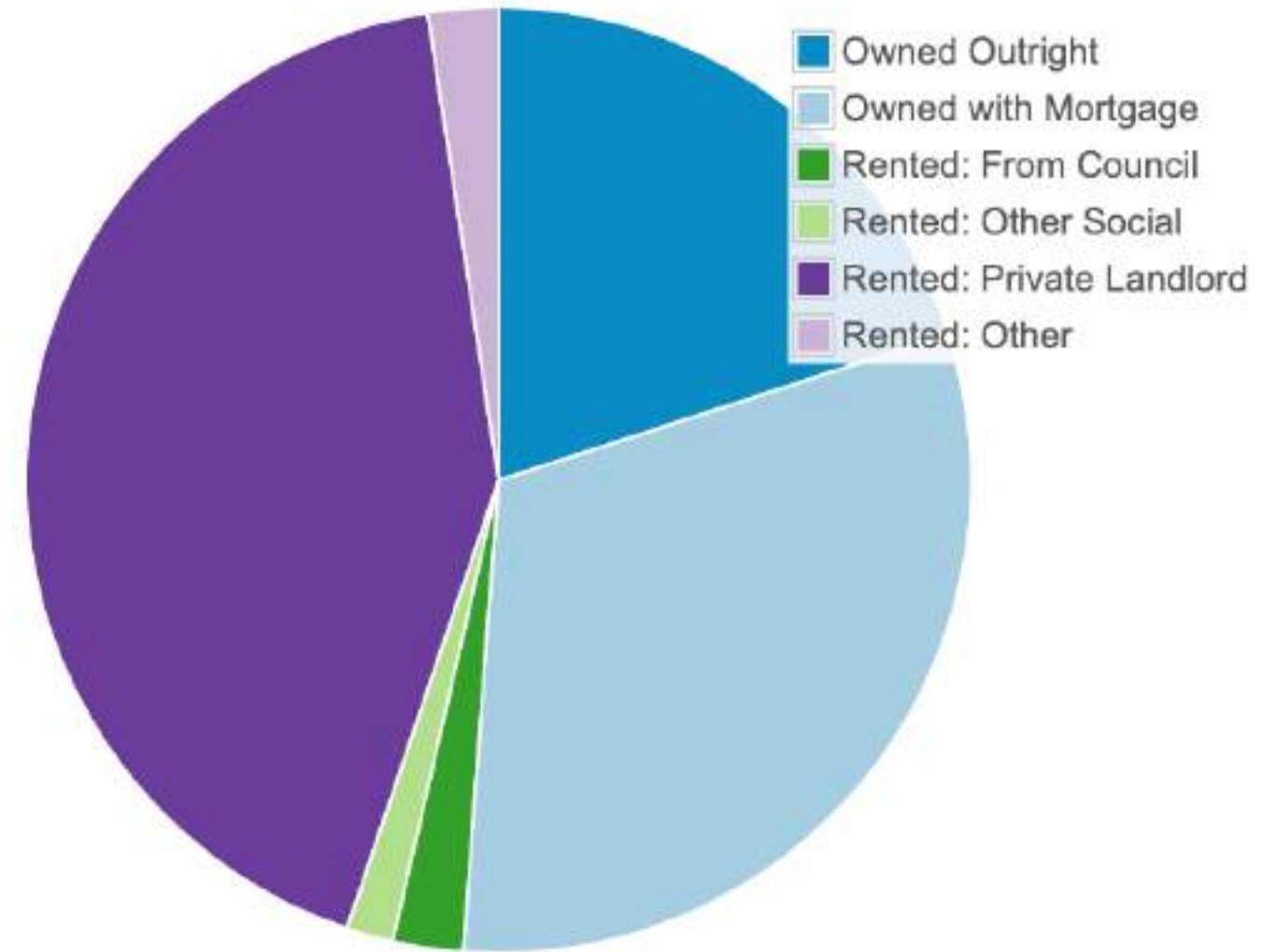
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	25
Owned with Mortgage	39
Shared Ownership	0
Rented: From Council	3
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	53
Rented: Other	3
Rent Free	0
Total	125



FLOOR PLAN



Floor 0



Floor 1

SCHOOLS

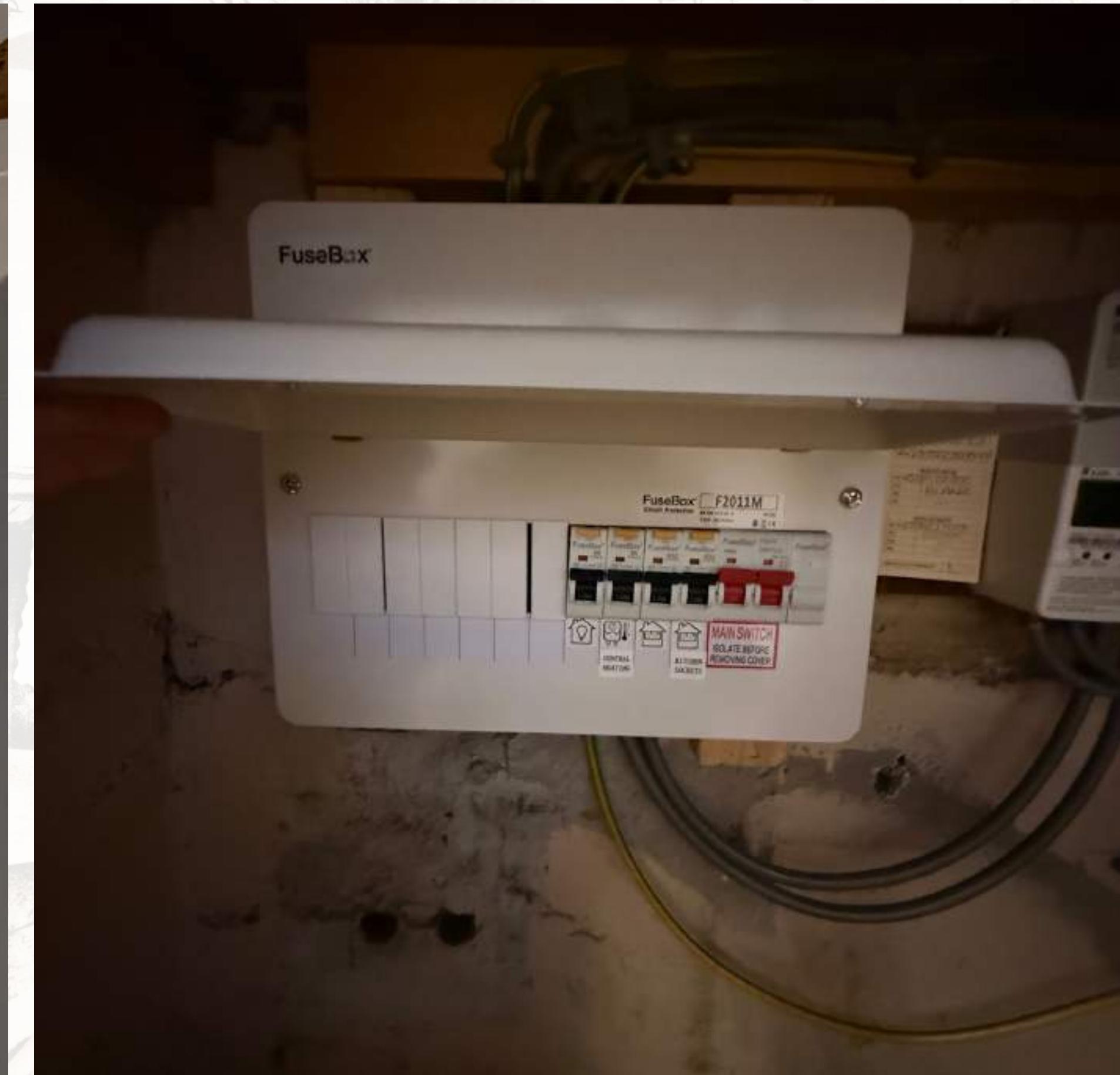
NEAREST SCHOOLS

-  [Smauthorne Henry Moore Primary School, Castleford](#) 0.1 miles
State School | Ofsted: Good
-  [Castleford Park Junior Academy](#) 0.6 miles
State School | Ofsted: Good
-  [Glasshoughton Infant Academy](#) 0.5 miles
State School | Ofsted: Good
-  [St Joseph's Catholic Primary School Castleford](#) 0.7 miles
State School | Ofsted: Good

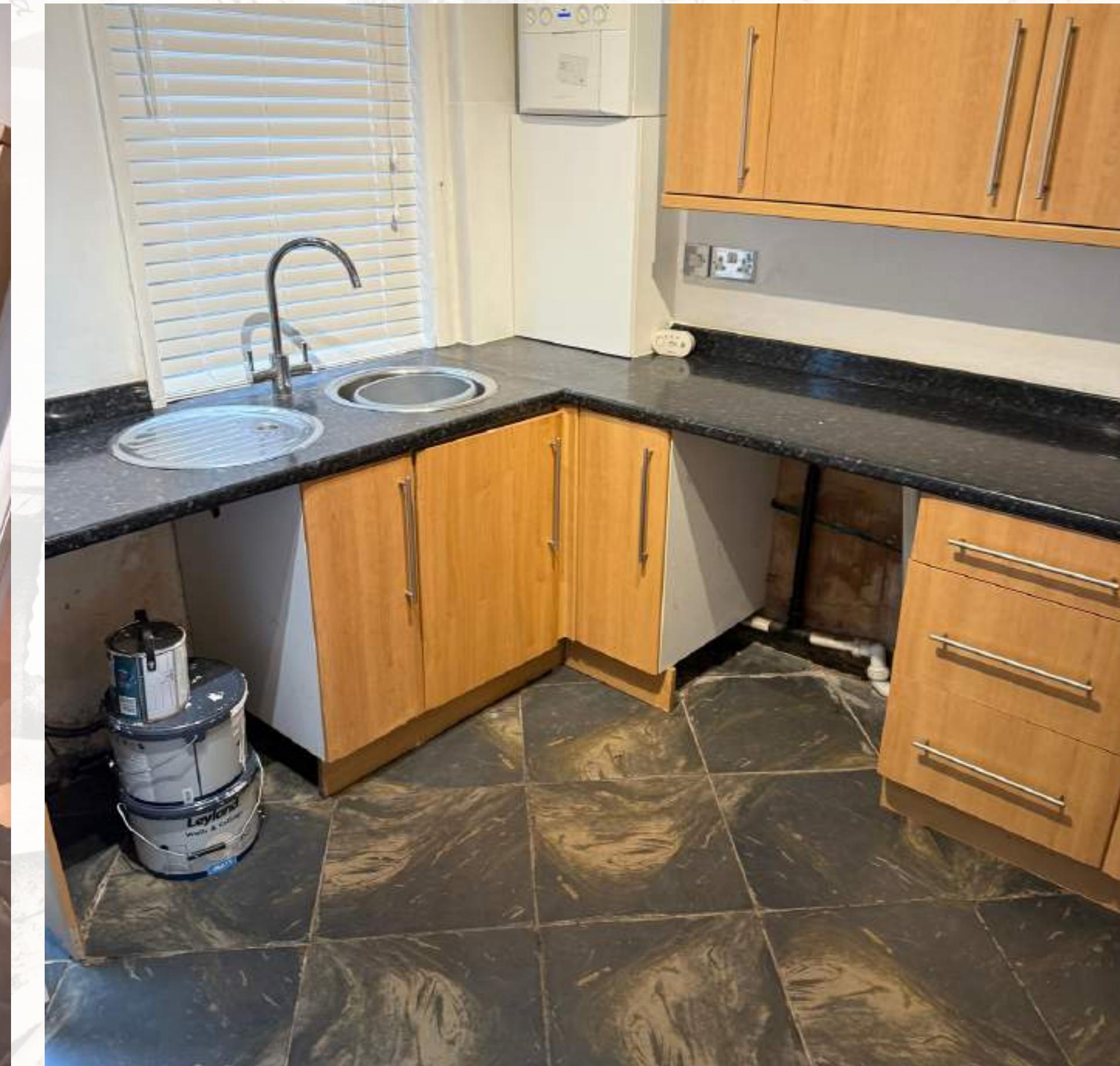
PICTURES



PICTURES



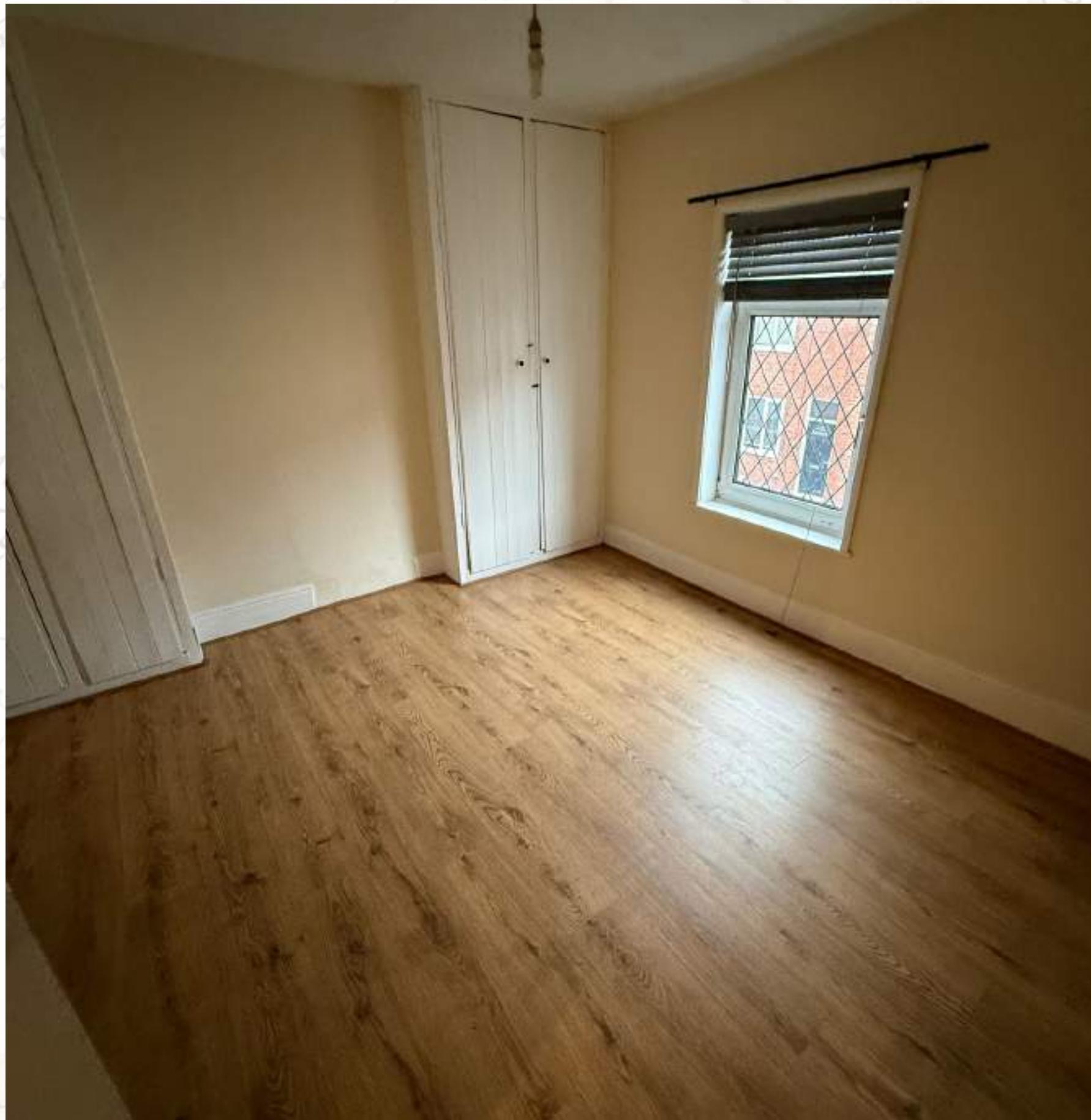
PICTURES



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SOLD HOUSE PRICES

60, King Street, Castleford WF10 4NY

Terraced 2 Freehold

Today [See what it's worth now](#)

23 May 2025 £129,000

6 Dec 2018 £90,000



28c, Carr Lane, Castleford WF10 4PL

Terraced 2 Freehold

Today [See what it's worth now](#)

25 Jul 2025 £151,500

15 Sep 2021 £122,000



57, Briggs Avenue, Castleford WF10 5BB

Terraced 2 Freehold

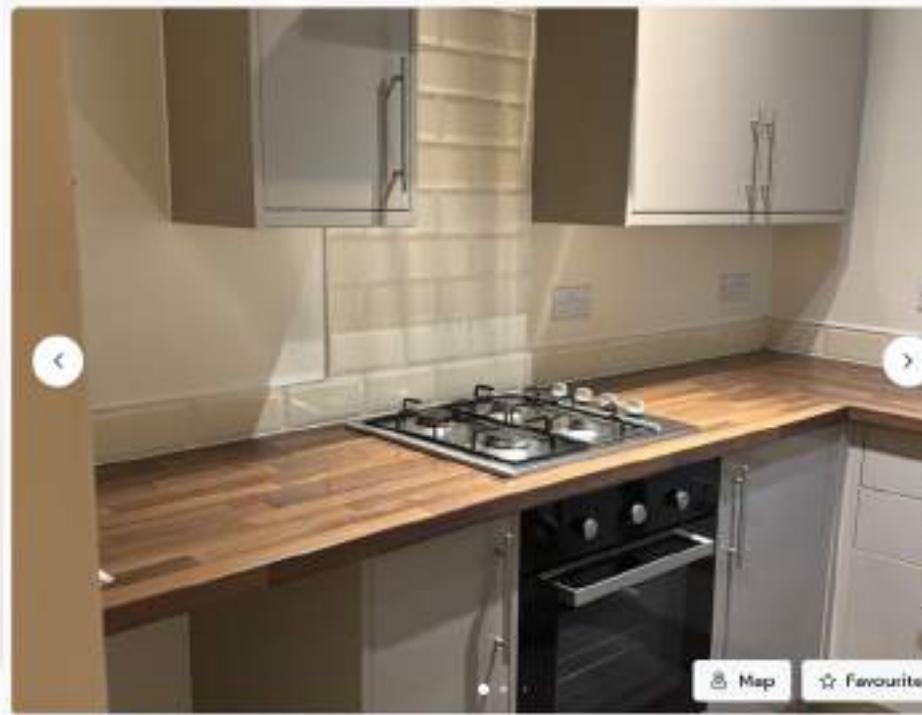
Today [See what it's worth now](#)

6 Dec 2024 £130,000

17 May 2002 £35,000



RENTAL PRICES



Let Agreed

£800 pcm

£184.82 pw

Let Agreed

Property reference: 2642486

Meet the Landlord



Michelle W.

Response Rate: 100%

Response Time: Within 2 Days

Report Listing

2 Bed Terraced House, Crowther Street, WF10

2 bedrooms 1 bathroom 5 tenants max Castleford



Let Agreed

£850 pcm

£196.15 pw

Let Agreed

Property reference: 2416999

Meet the Landlord



Kieran G.

Response Rate: 100%

Response Time: Within 2 Days

Report Listing

2 Bed Terraced House, Rhodes Street, WF10

2 bedrooms 1 bathroom 4 tenants max Castleford



Grafton Street, CASTLEFORD WF10 4NU

Asking price on 9 Sep 2025

£825 Never changed

Links

PaTMA data

Portal

2x 1x

Listed from

24 Aug 2025 for 15 days

Distance

0.03km



Smawthorne Grove, Castleford WF10 5AT

Rented

Asking price on 19 Aug 2025

£850 Never changed

Links

PaTMA data

Portal

2x 1x

Listed from

6 Aug 2025 for 12 days

Distance

0.58km



Grafton Street, CASTLEFORD WF10 4NU

Asking price on 30 Nov 2025

£825 Reduced

Links

PaTMA data

Portal

2x 1x

Listed from

15 Oct 2025 for 46 days

Distance

0.03km

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

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