



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a blue sky. The house has a prominent front porch and several windows. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center.

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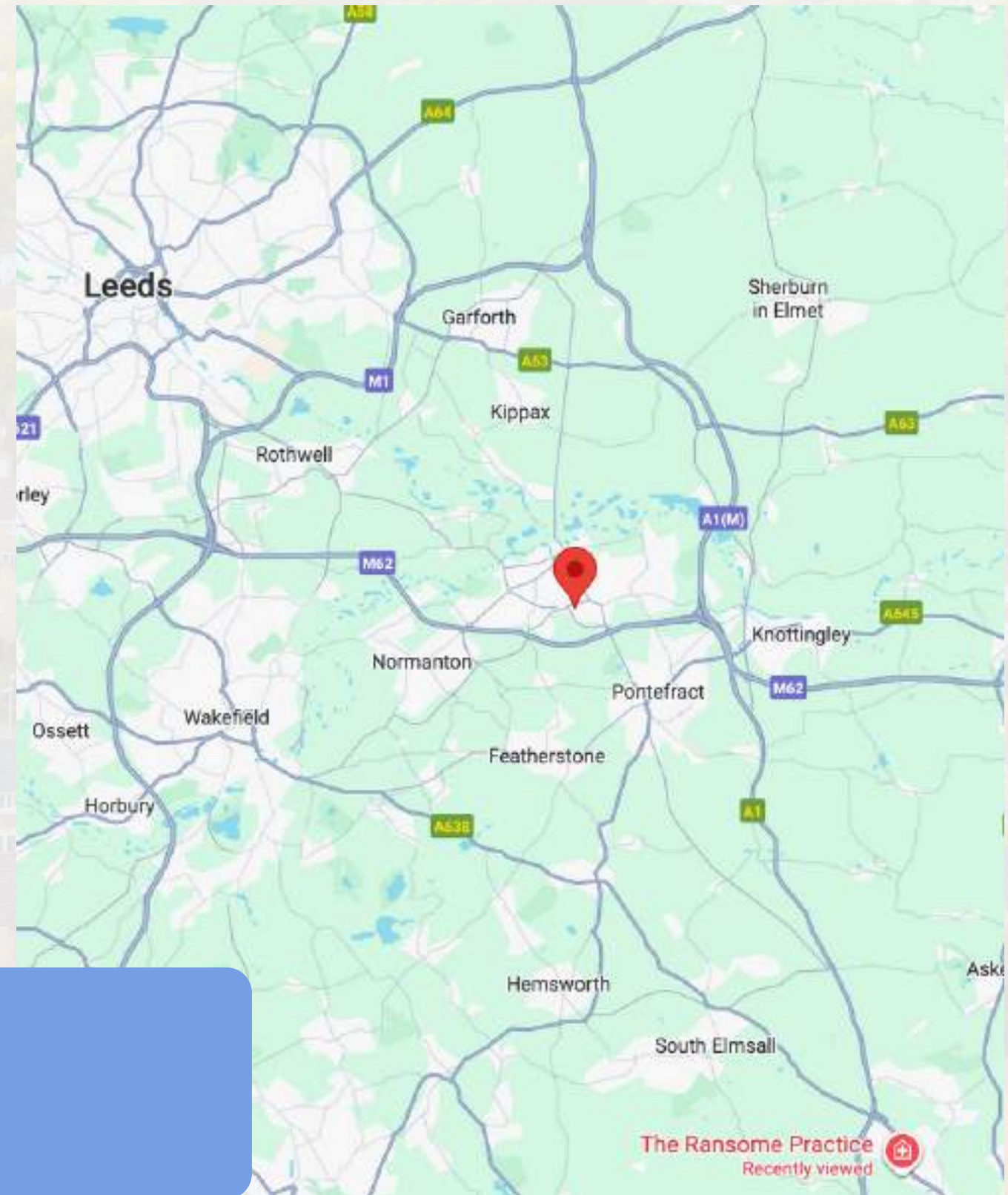
REFURB

- 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.

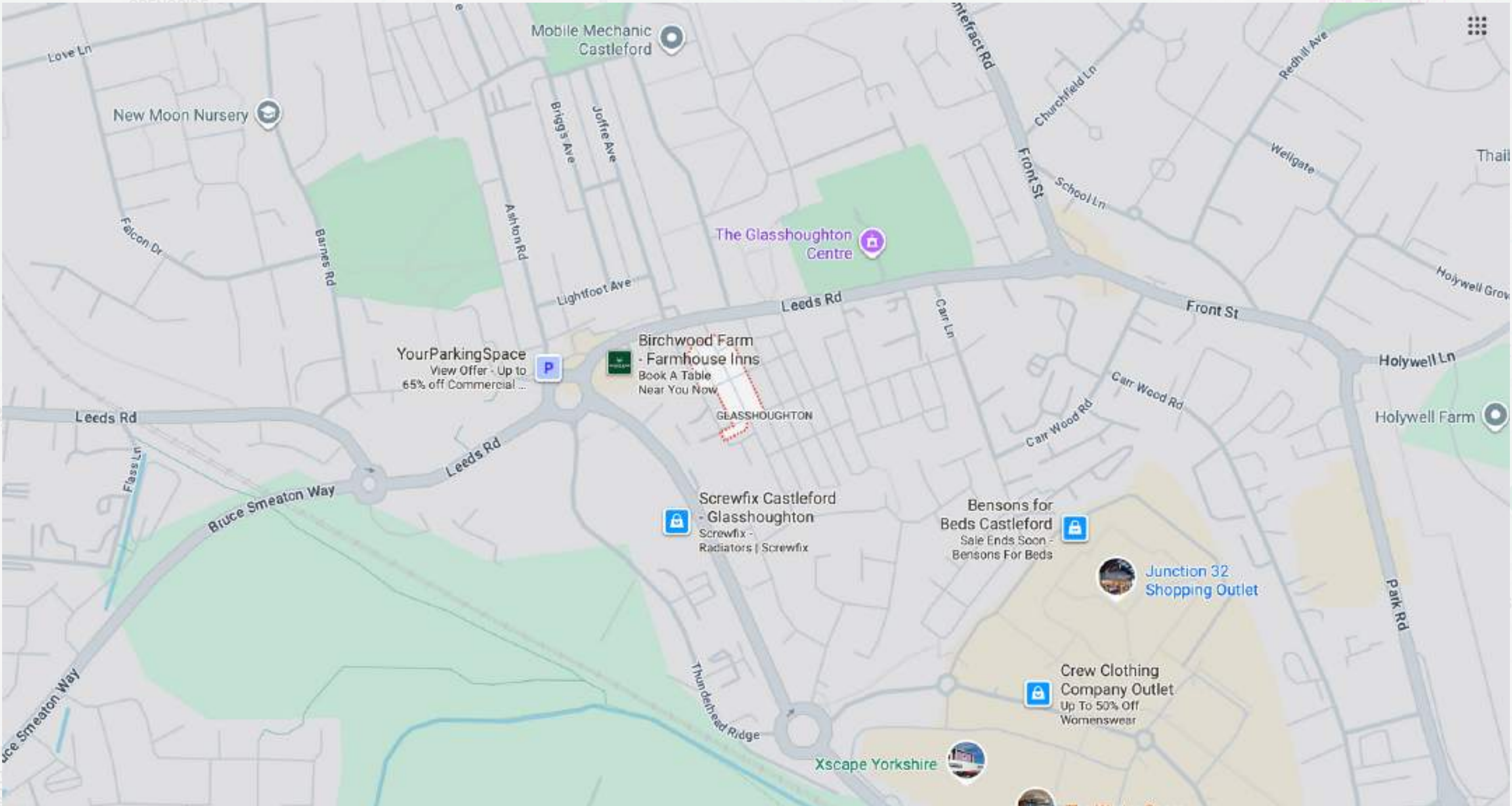


CASTLEFORD

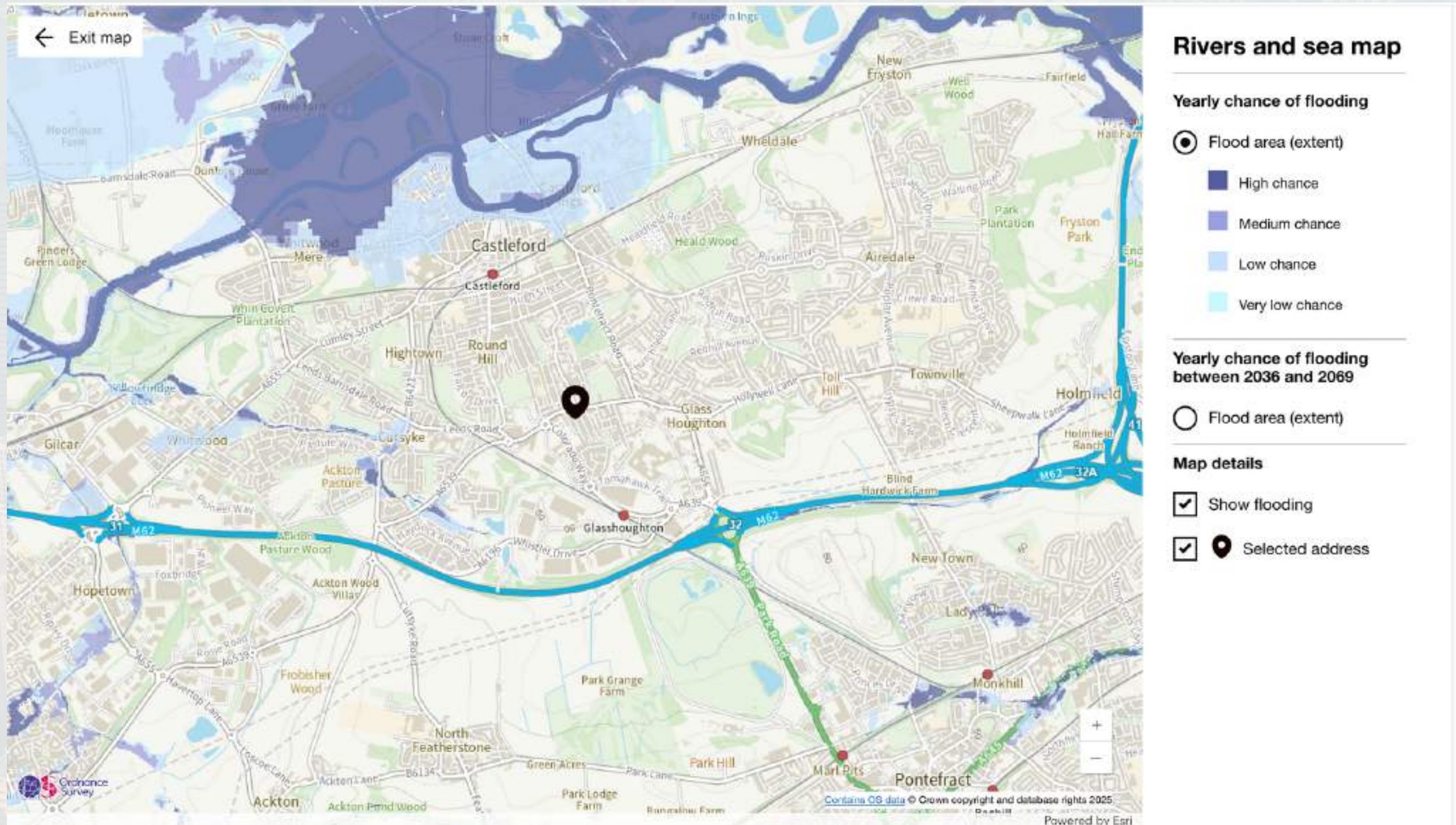


£91,000

LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

12
Total Stops

Bus Stops

3

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

Bus Exchange

1

- Worksop Bus Station
48.0km

Nearby Stations

12
Total Stops

Rail Station

3

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

Metro/Tram

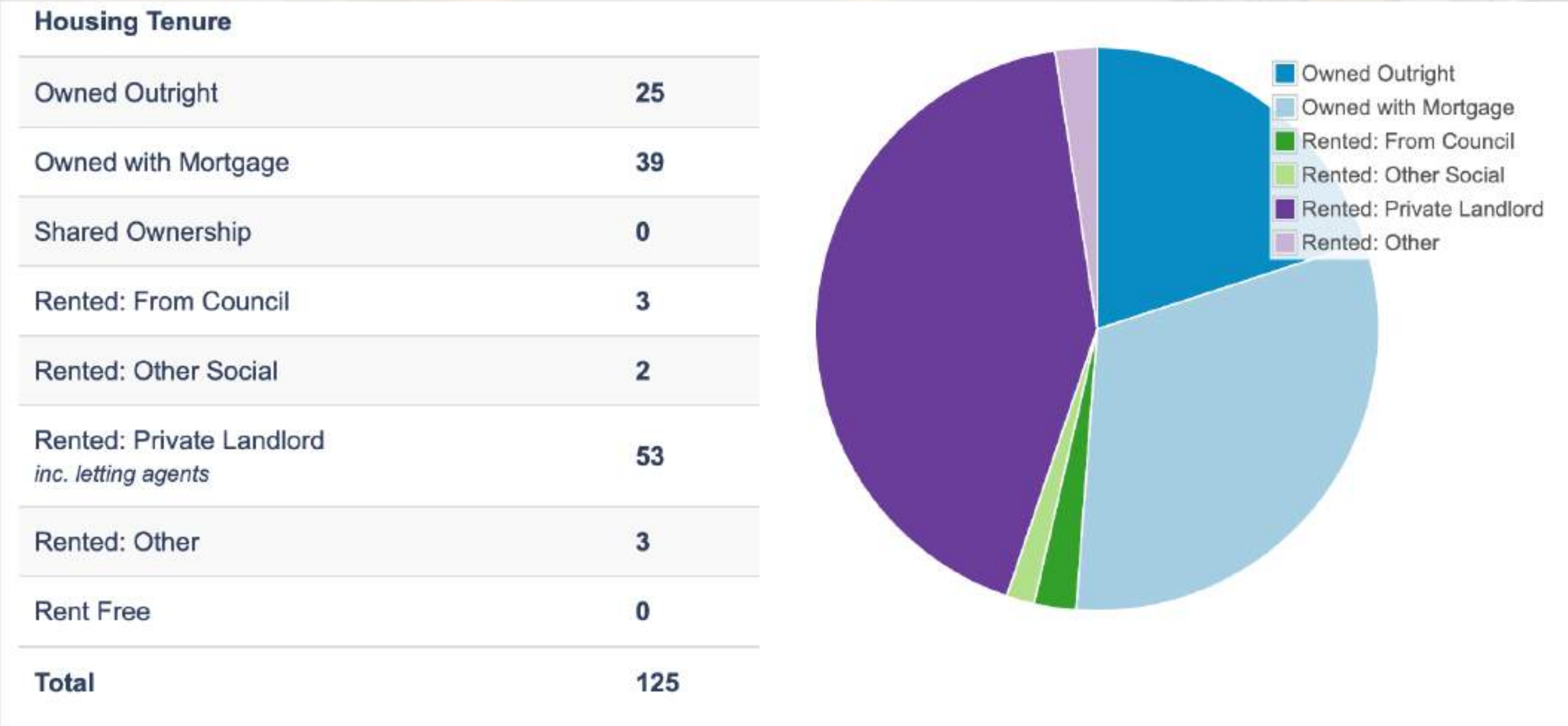
5

- 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



FLOOR PLAN







Floor 0



Floor 1

SCHOOLS

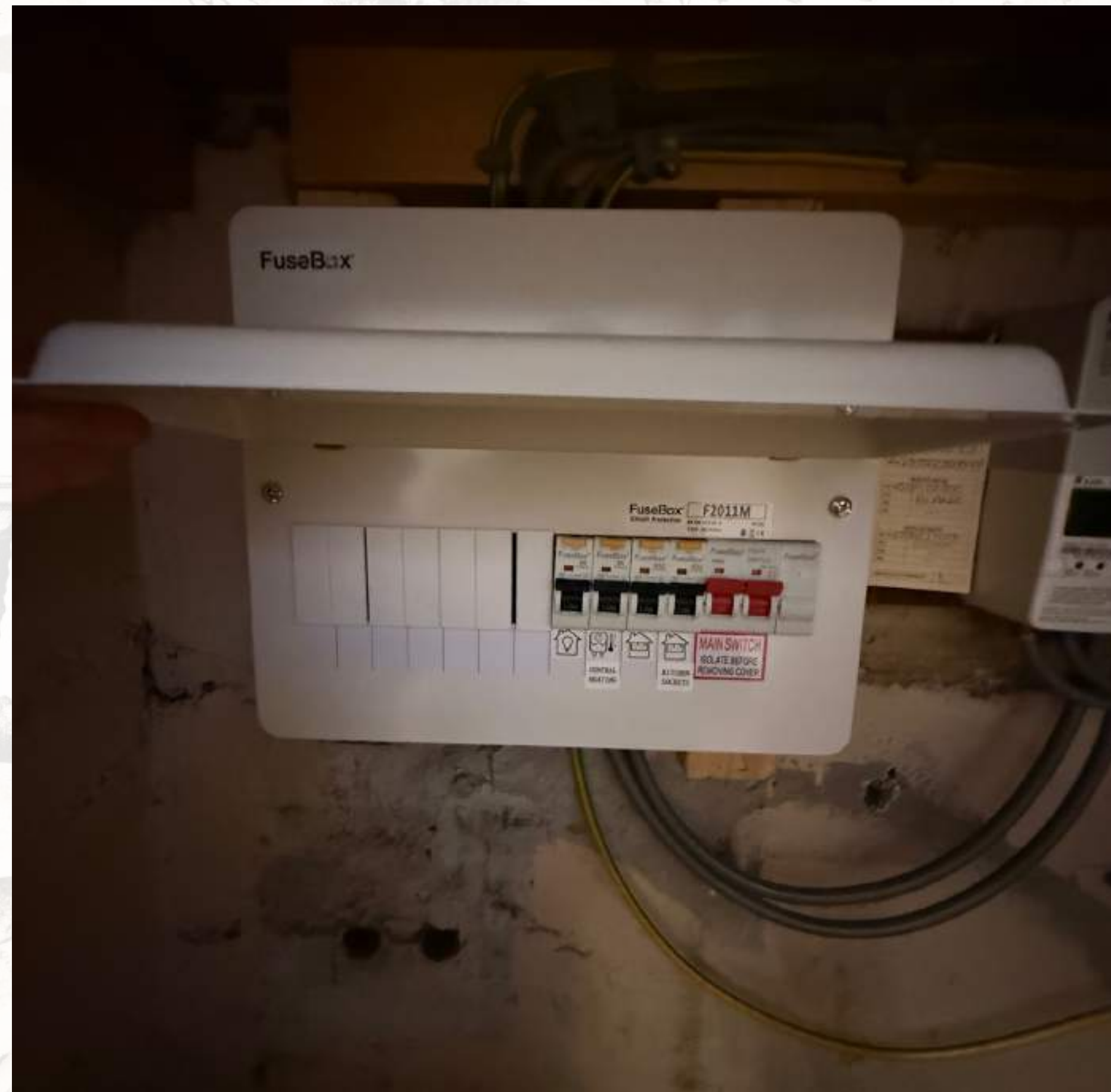
NEAREST SCHOOLS ⓘ

	Smawthorne Henry Moore Primary School, Castlef... State School Ofsted: Good	0.1 miles
	Castleford Park Junior Academy State School Ofsted: Good	0.6 miles
	Glasshoughton Infant Academy State School Ofsted: Good	0.5 miles
	St Joseph's Catholic Primary School Castleford State School Ofsted: Good	0.7 miles

PICTURES



PICTURES



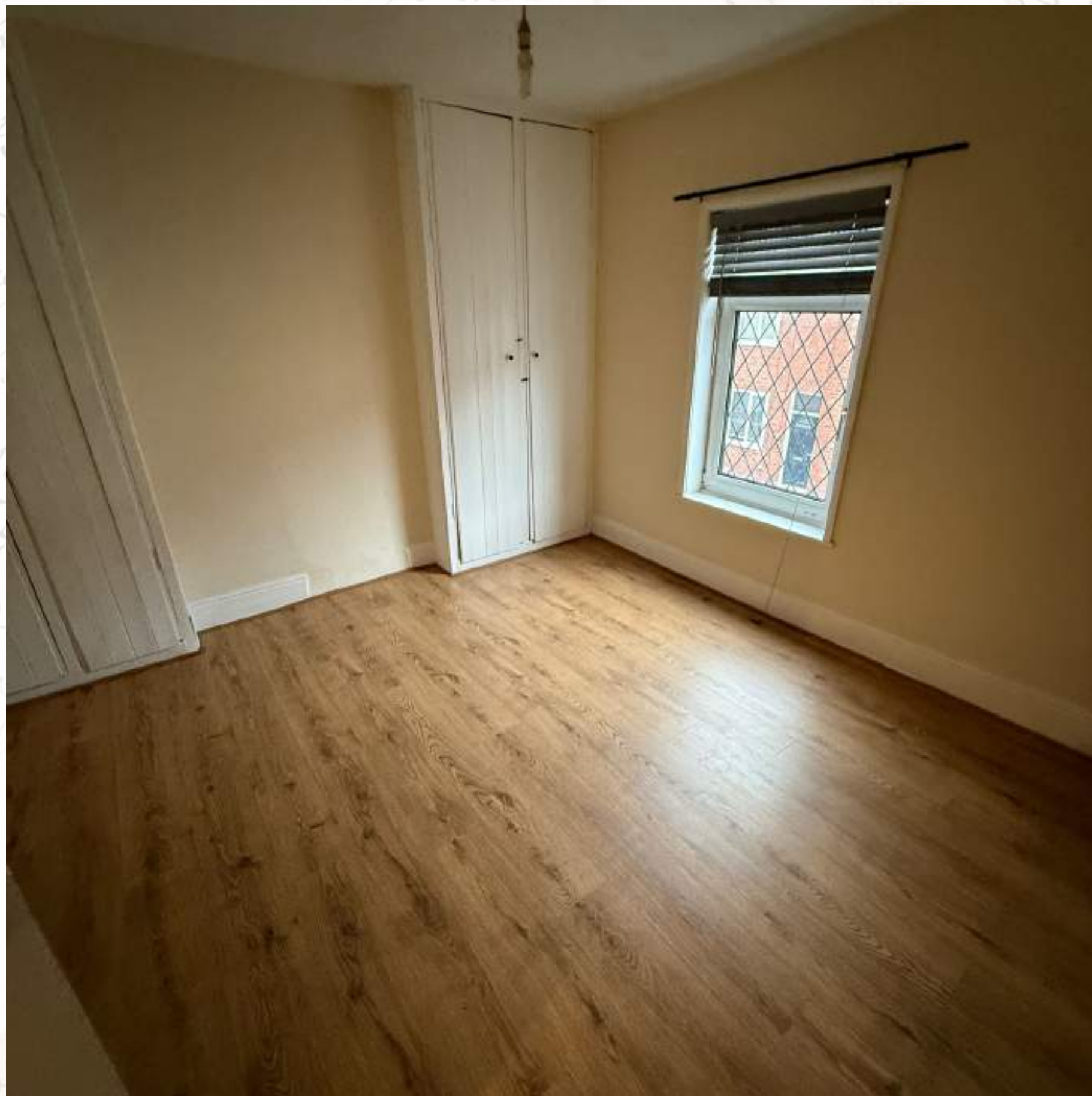
PICTURES



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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

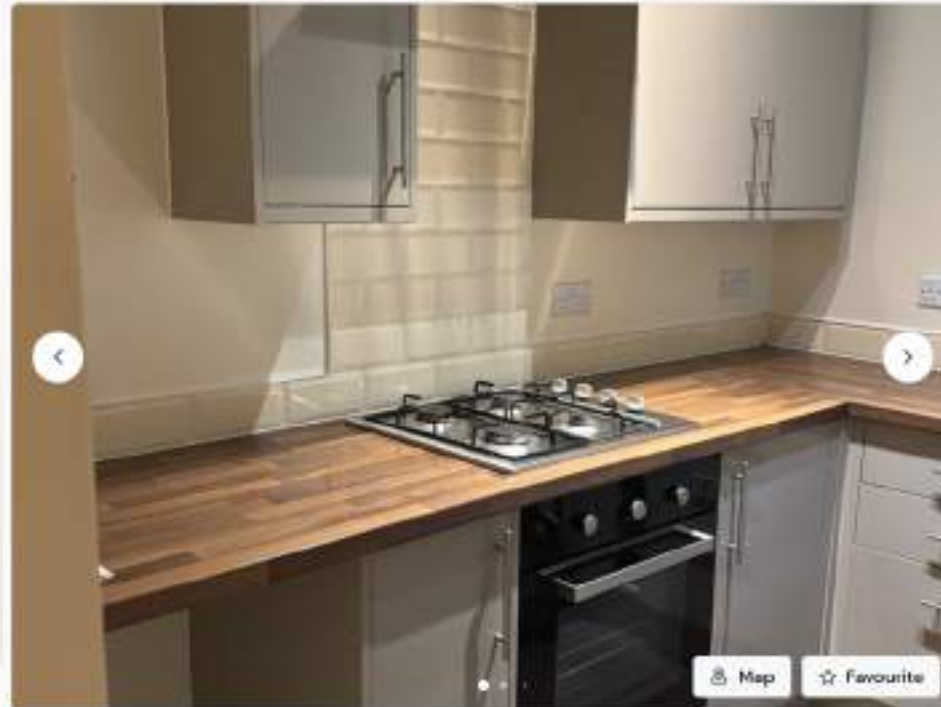
Today [See what it's worth now](#)

6 Dec 2024 £130,000

17 May 2002 £35,000



RENTAL PRICES



2 Bed Terraced House, Crowther Street, WF10

2 bedrooms 1 bathroom 5 tenants max. Castleford


Let Agreed

£800 pcm
£84.62 pw

Let agreed

Property reference: 2642488

Meet the Landlord



Michelle W.
Response Rate: 100%
Response Time: Within 2 Days

Report Listing



Grafton Street, CASTLEFORD WF10 4NU **Rented**

Asking price on 9 Sep 2025

£825 **Never changed**

Links

PaTMe 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

PaTMe data Portal

2x 1x
Listed from
6 Aug 2025 for 12 days
Distance
0.58km



2 Bed Terraced House, Rhodes Street, WF10

2 bedrooms 1 bathroom 4 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



Grafton Street, CASTLEFORD WF10 4NU **Rented**

Asking price on 30 Nov 2025

£825 **Reduced**

Links

PaTMe 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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