



**Houcell**

By Dowbusz Group

# BENEFITS OF PROPERTY INVESTMENT

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**Passive  
Income**



**Growth  
Potential**



**Stability**

A large, two-story house with a tiled roof and a bay window, surrounded by greenery and a blue overlay. The house has a prominent front porch and a central entrance. The text is centered over the image.

**ARE YOU READY FOR  
PROPERTY INVESTMENT?**

# SINGLE LET PROJECT

3 BED SEMI-DETACHED HOUSE



SCUNTHORPE



MORTGAGE



# DETAILS

Building type

**3 Bed Semi-detached House**

Construction Type

**Standard**

Tenure

**Freehold**

Heating Type

**Gas central**

Reason of Sale

**No reason**

Occupier

**Empty**

Refurbishment

**Minor**

**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

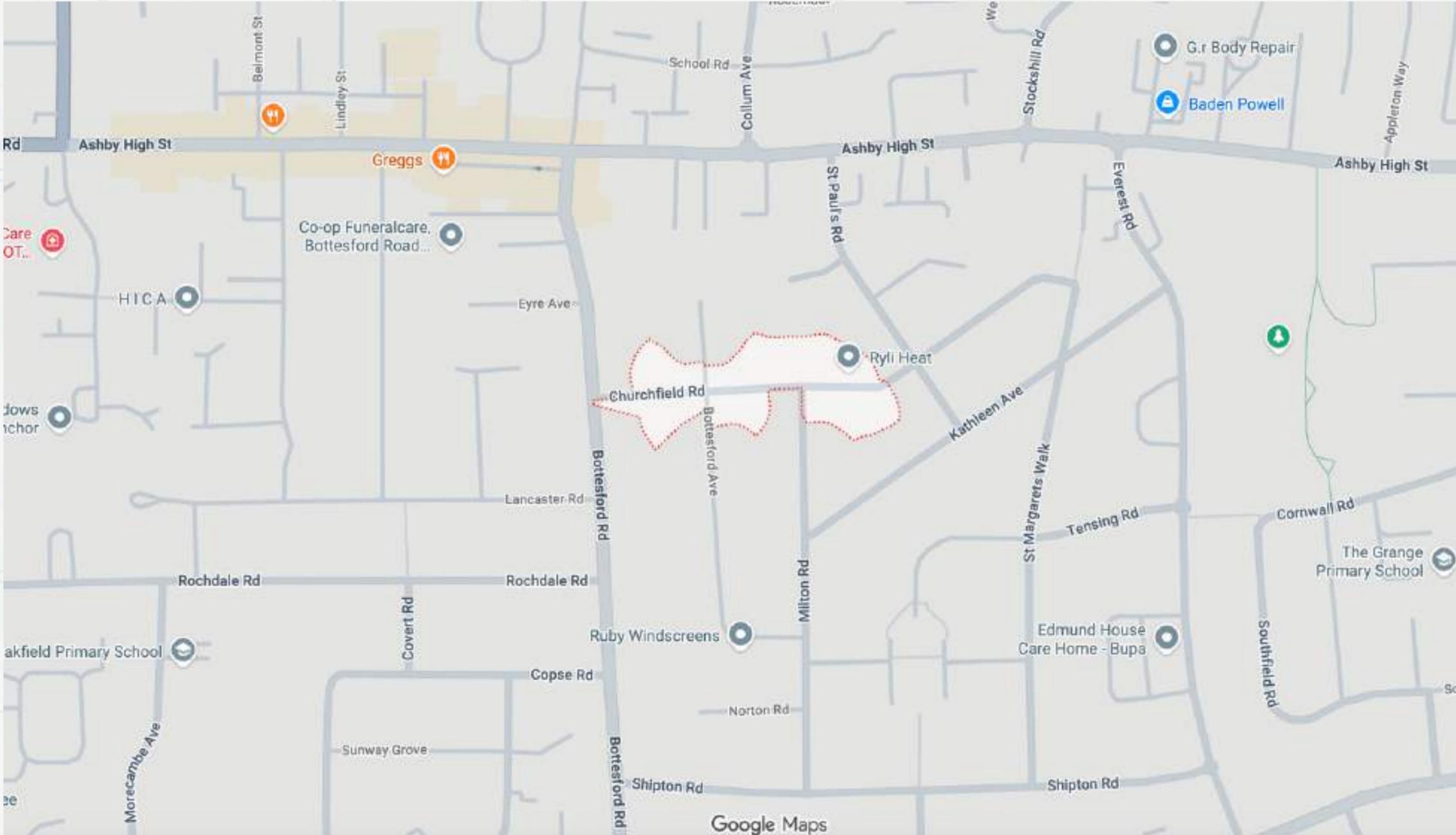
Purchase Price	<b>£121 000</b>
Refurbishment	<b>£13 250</b>
Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£6 050</b>
Legal fees	<b>£3 000</b>
Done Up Value (DUV)	<b>£150 000</b>
Final Rent	<b>£975</b>
ROE	<b>~19%</b>
YIELD	<b>~10%</b>
TOTAL INVESTMENT COST (BTL)	<b>~£54 000</b>
Sourcing Fee	<b>£4 250</b>
Property Management Fee	<b>£4 000</b>

# REFURB

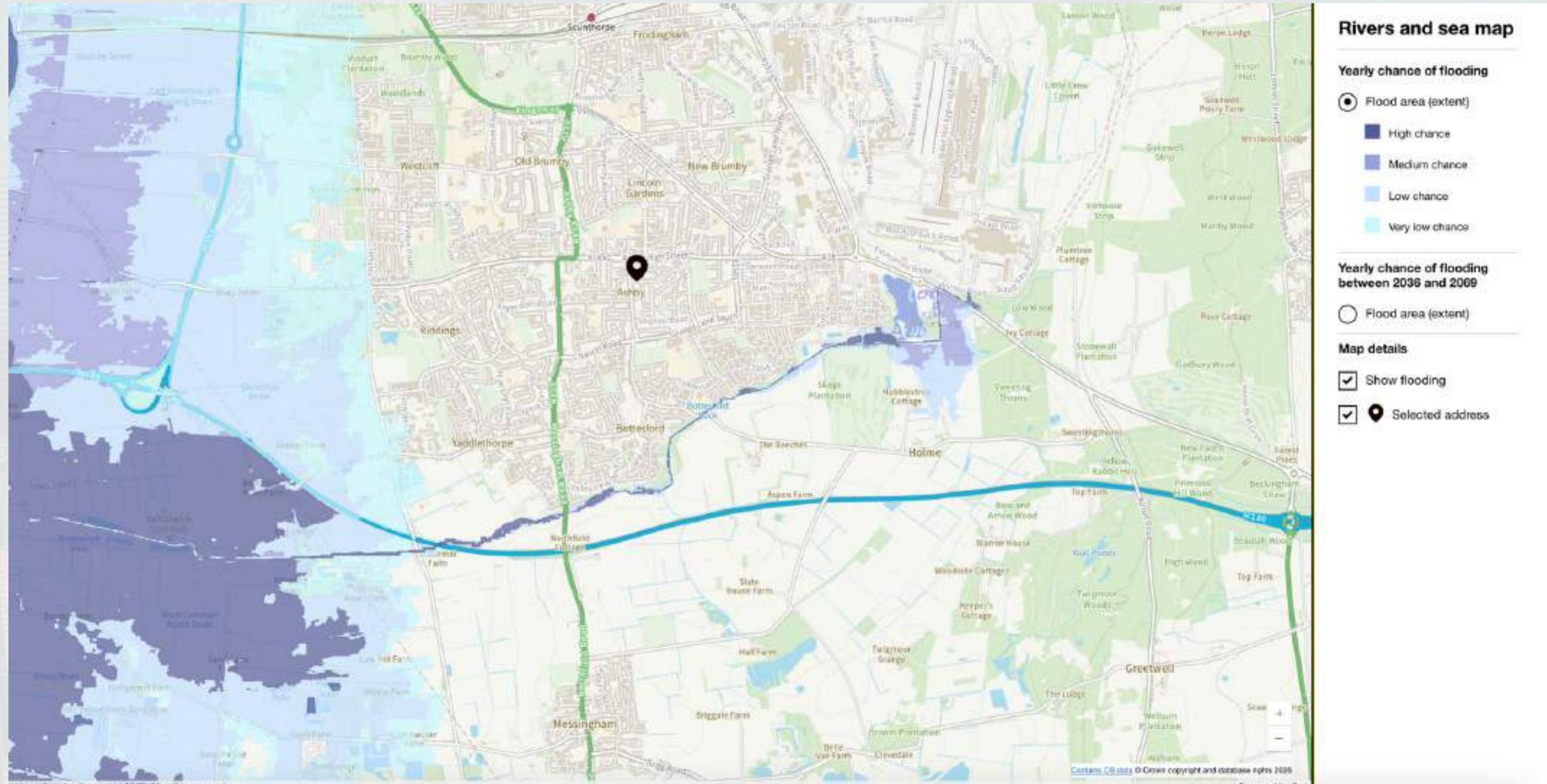
- Tearing down wallpaper (one room)with skimming
- Painting (entire house)
- Electric fusebox
- Internal doors x 6
- Bathroom refresh
- Carpets ( 3 bed house)
- Water tank removal
- Dump proofing (small area in living room)
- New kitchen appliance
- Carpet cleaning (downstairs)
- Removal of electric heater
- Alarms x 4
- Skip hire
- Certificates (EIC/EICR, GAS)



# LOCATION



# FLOOD



# BUS / TRAIN

## NEAREST STATIONS



Scunthorpe Station

1.5 miles



Althorpe Station

3.9 miles

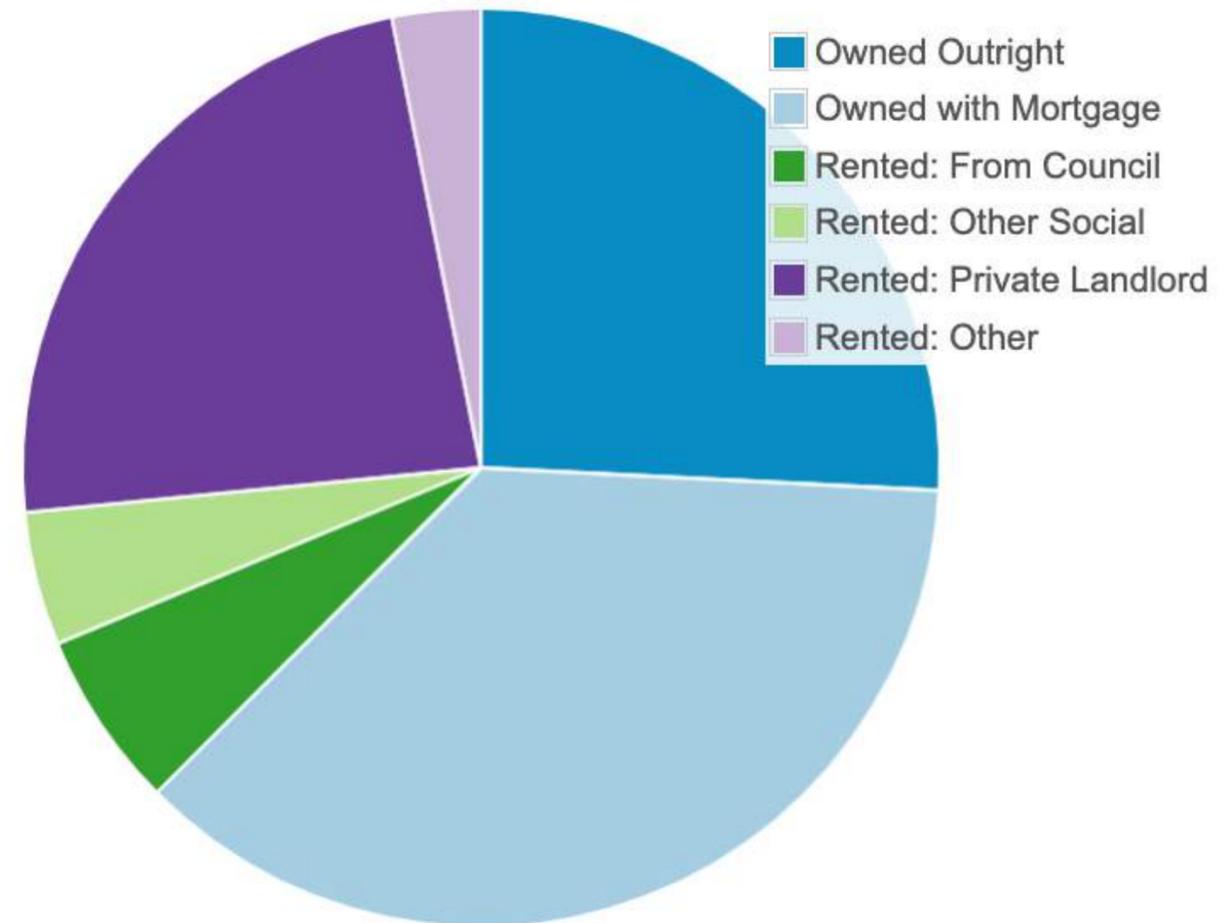
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

# HOUSING

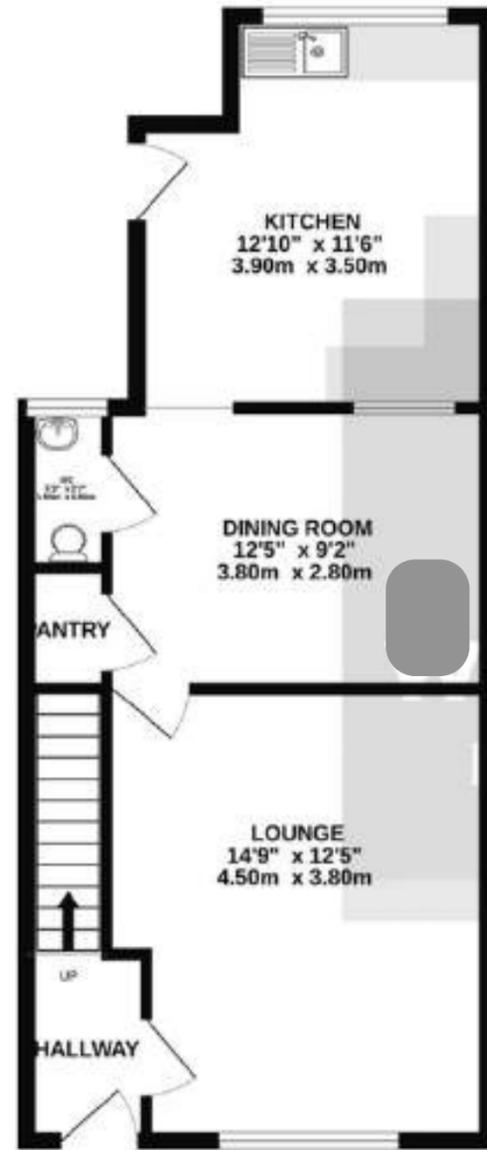
## Housing Tenure

Owned Outright	33
Owned with Mortgage	47
Shared Ownership	0
Rented: From Council	8
Rented: Other Social	6
Rented: Private Landlord <i>inc. letting agents</i>	30
Rented: Other	4
Rent Free	0
<b>Total</b>	<b>128</b>

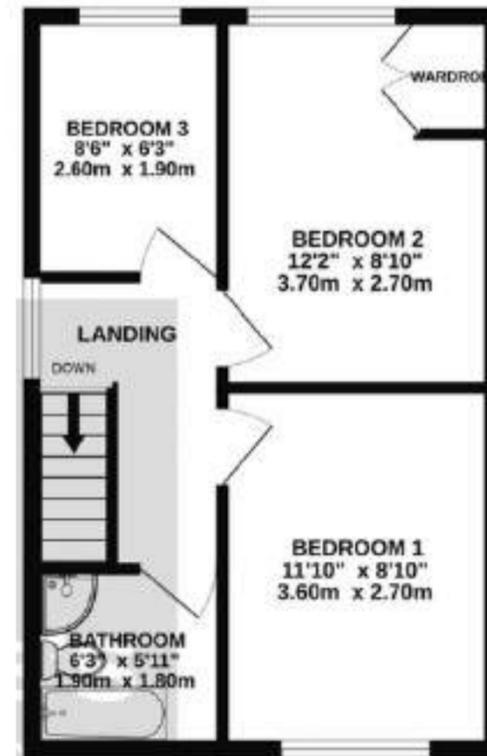


# FLOOR PLAN

GROUND FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR  
361 sq.ft. (33.6 sq.m.) approx.



# SCHOOLS

## NEAREST SCHOOLS

-  **St Bede's Catholic Voluntary Academy** 0.3 miles  
State School | Ofsted: Good
-  **Frederick Gough School** 0.4 miles  
State School | Ofsted: Good
-  **Lincoln Gardens Primary School** 0.4 miles  
State School | Ofsted: Good
-  **Oakfield Primary School** 0.4 miles  
State School | Ofsted: Good

# PICTURES



# PICTURES



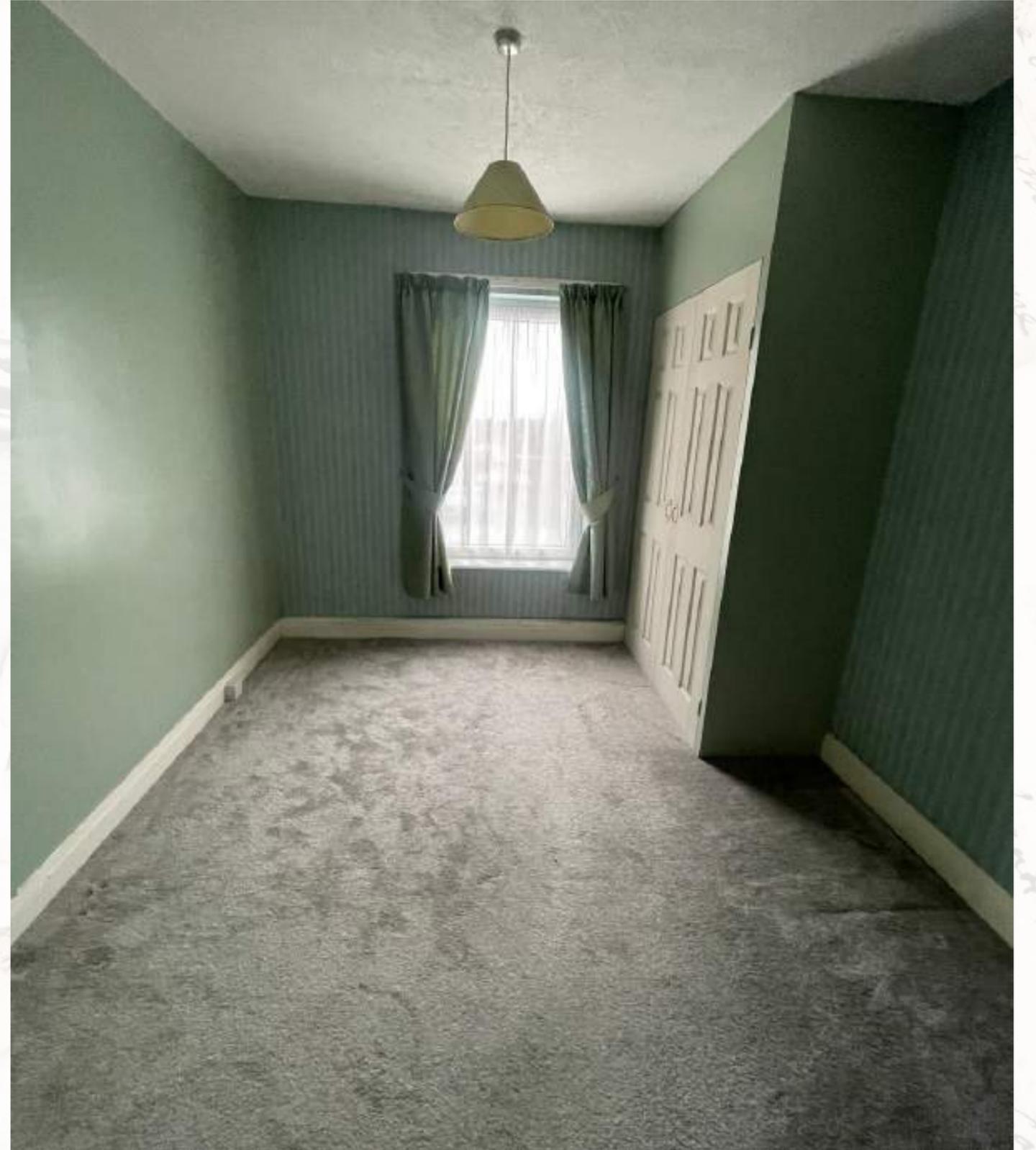
# PICTURES



# PICTURES



# PICTURES



# PICTURES



# SOLD HOUSE PRICES

 Semi-Detached  3  Freehold

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

28 Mar 2025  £180,000



 Semi-Detached  3  Freehold

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

9 May 2025  £140,000



 Semi-Detached  3  Freehold

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

6 Nov 2025  £155,000



 Semi-Detached  3  Freehold

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

21 Nov 2025  £150,000



# SOLD HOUSE PRICES



Semi-detached house 3 beds 1 bath 1 reception [Edit](#)  
Freehold 85 sqm EPC rating: D

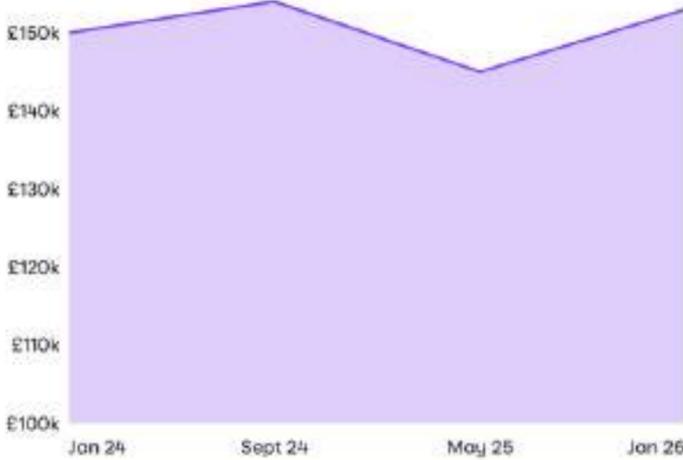
[Track](#)

You'll get a monthly valuation, plus updates about this property and local area. Full details in our [privacy notice](#).

**Zoopla estimate** [See inside the estimate](#) →

Estimated price  
**£153k**  
High confidence  
Next update in 20 days  
**+£11,000 (8%)**  
Since last sold - April 2023  
[How we calculate and rate our estimates](#)

£145k Low £161k High



Date	Price (k)
Jan 24	150
Sept 24	155
May 25	145
Jan 26	153



Semi-detached house 3 beds 1 bath 1 reception [Edit](#)  
Freehold 81 sqm EPC rating: D

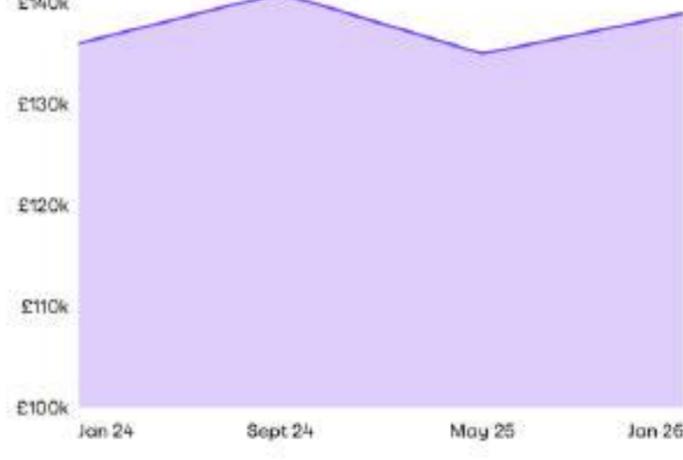
[Track](#)

You'll get a monthly valuation, plus updates about this property and local area. Full details in our [privacy notice](#).

**Zoopla estimate** [See inside the estimate](#) →

Estimated price  
**£139k**  
High confidence  
Next update in 20 days  
**+£58,000 (71%)**  
Since last sold - November 2018  
[How we calculate and rate our estimates](#)

£132k Low £146k High



Date	Price (k)
Jan 24	135
Sept 24	140
May 25	135
Jan 26	139

# SOLD HOUSE PRICES

 Semi-Detached  3  Freehold

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

29 Apr 2025  £158,000



 Semi-Detached  3  Freehold

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

30 May 2025  £140,000



 Semi-Detached  3  Freehold

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

22 Oct 2025  £205,000



 Semi-Detached  3  Freehold

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

31 Oct 2025  £147,000



# RENTAL PRICES



Let Agreed  
**£790** pcm  
£162.31 pw

Let agreed

Property reference: 2742343

Meet the Landlord



Barrie G.

Response Rate: 100%  
Response Time: Within 22 Hours

Report Listing

3 Bed Semi-Detached House, Ashby High St, DN16



Let Agreed  
**£1,050** pcm  
£242.31 pw

Let agreed

Property reference: 2490118

Meet the Landlord



Bart A.

Response Rate: 100%  
Response Time: Within 2 Days

Report Listing

3 Bed Semi-Detached House, Stockhill Road, DN16



Let Agreed  
**£950** pcm  
£219.23 pw

Let agreed

Property reference: 2650356

Meet the Landlord



Greg G.

Response Rate: 100%  
Response Time: Within 5 Days

Report Listing

3 Bed Semi-Detached House, Cornwall Road, DN16

# RENTAL PRICES



Lincoln Gardens, SCUNTHORPE

Semi-Detached 3 1

0.43 miles

3 bedroomed semi detached house with driveway and garage summer house and good sized gardens.

£900 pcm ↕

£208 pw

LET AGREED

Added on 22/12/2025 by William H. Brown Lettings, Scunthorpe

Price Change History

23/12/2025 Initial asking price: £900 pcm

01724 706796  
Local call rate

Contact



Ennerdale Lane, SCUNTHORPE

House 3 2

0.92 miles

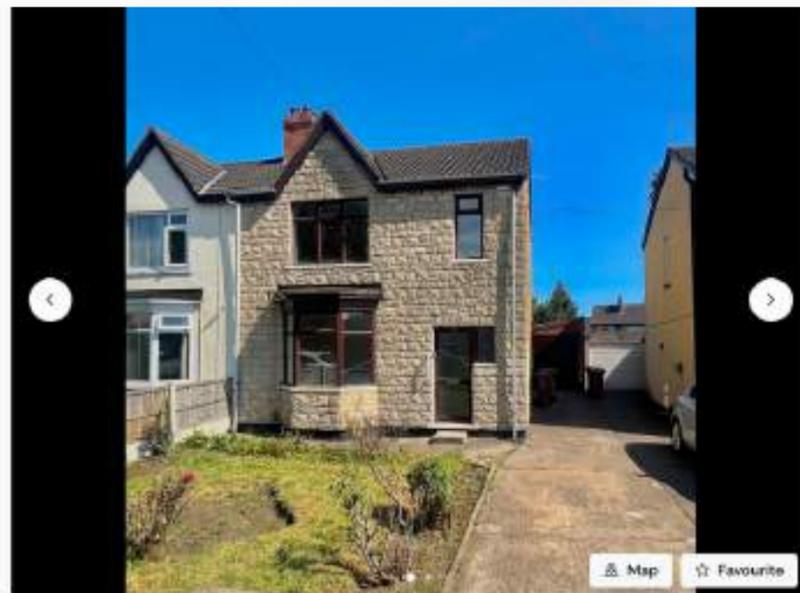
Modern 3-Bedroom Mid-Terrace – Refurbished Throughout Step into this beautifully refurbished three-bedroom modern mid-terrace home, offering a stylish, contemporary finish from top to...

£950 pcm ↕

£219 pw

LET AGREED

Added on 05/02/2026 by William H. Brown Lettings, Scunthorpe



3 Bed Semi-Detached House, Ashby Road, DN16

3 bedrooms 2 bathrooms 5 tenants max. Scunthorpe

Let Agreed

£975 pcm  
£225.00 pw

Let Agreed

Property reference: 2562551

Meet the Landlord



Jagvinder S.

VERIFIED

Response Rate: 100%  
Response Time: Within 2 Days

Report Listing

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

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Dawid Dowbusz

