



Houcell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

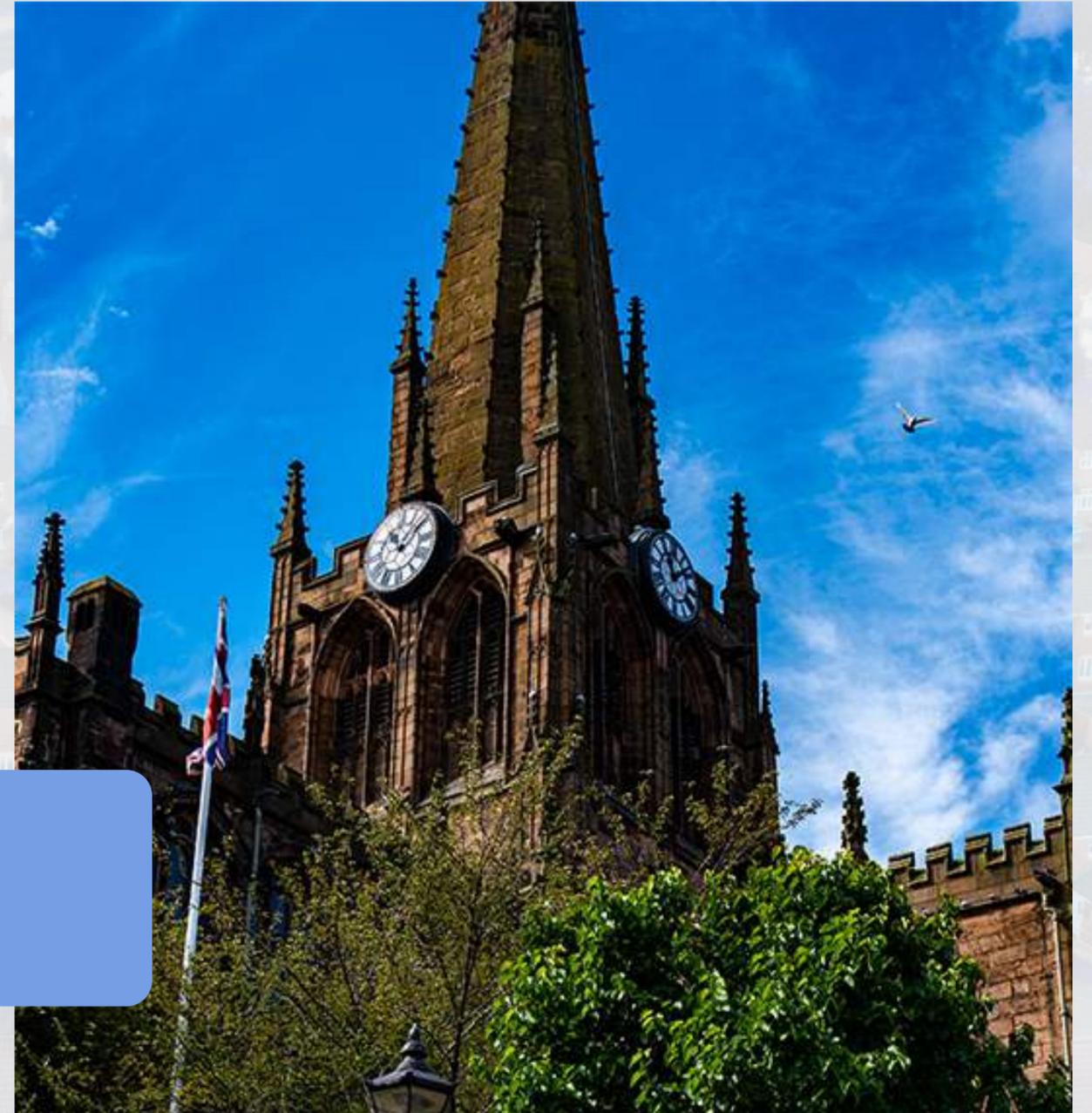
3 bed semi-detached



Rotherham



MORTGAGE



DETAILS

Building type

3 Bed Semi-detached

Construction Type

Standard

Tenure

Free hold

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	£117 000
Refurbishment	£28 500
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 850
Legal fees	£3 000
Done Up Value (DUV)	£165 000
Final Rent	£950
ROE	~17%
YIELD	~10%
TOTAL INVESTMENT COST (BTL)	~£68 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

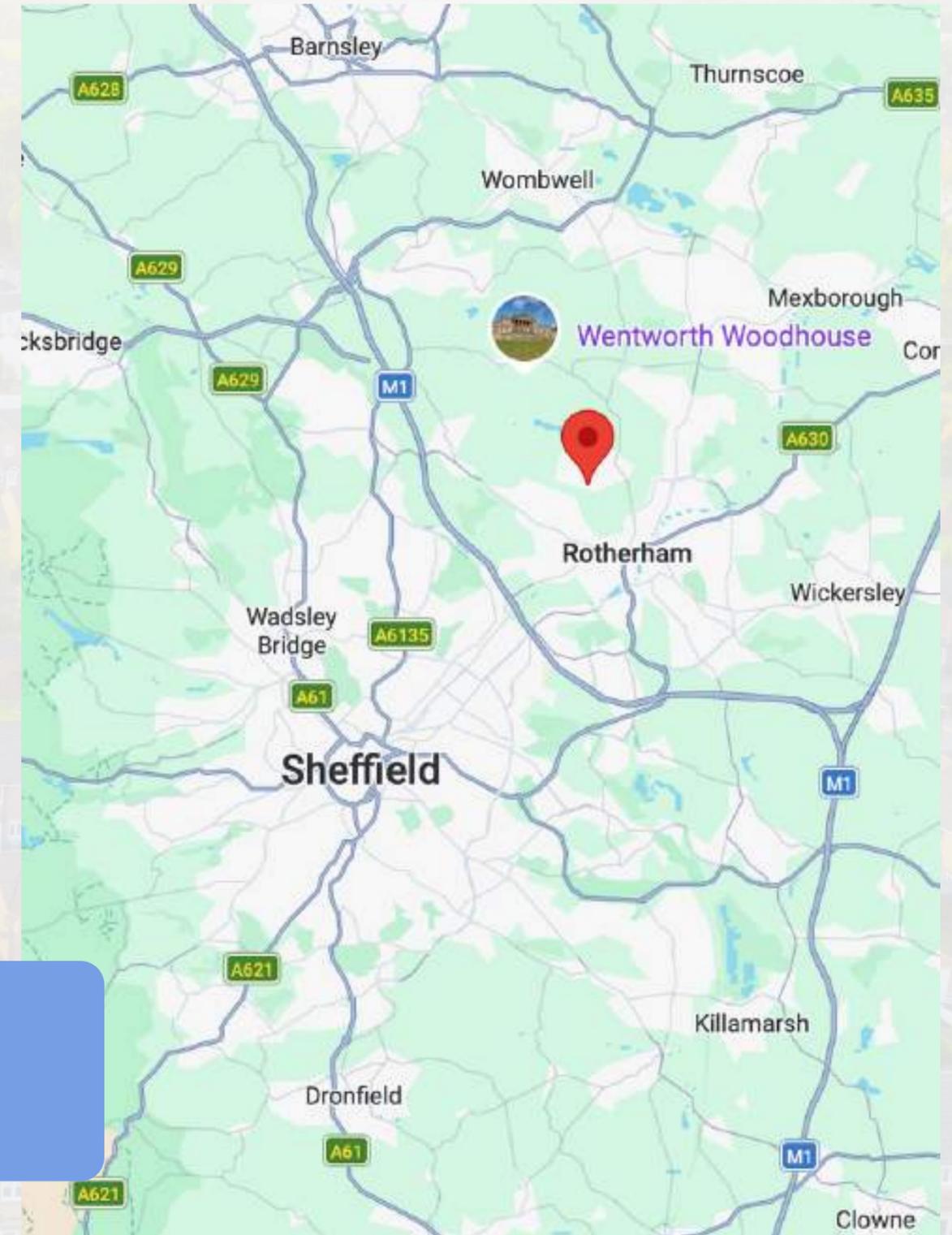
REFURB

- Tearing down wallpapers (5 rooms)
- Plastering
- Painting
- Bathroom refresh
- New kitchen
- Flooring downstairs
- New carpets
- Damp
- Rewire if needed
- Old water tank removal
- Skips
- Certificates

3 bed semi-detached

Rotherham is a large town in South Yorkshire, England. It had a population of 171,535 in the 2021 United Kingdom census. The town lies on the River Don, between Sheffield to the southwest and Doncaster to the northeast, with Barnsley located to the northwest.

Rotherham forms part of the Metropolitan Borough of Rotherham, which had a total population of around 265,000 in 2021. The borough borders Sheffield to the west, Doncaster to the east, and Barnsley to the north. The Borough of Rotherham is governed by Rotherham Metropolitan Borough Council. It is also part of the South Yorkshire Mayoral Combined Authority, which has a directly elected mayor and is responsible for transport, economic development, and regional planning across South Yorkshire.



Rotherham

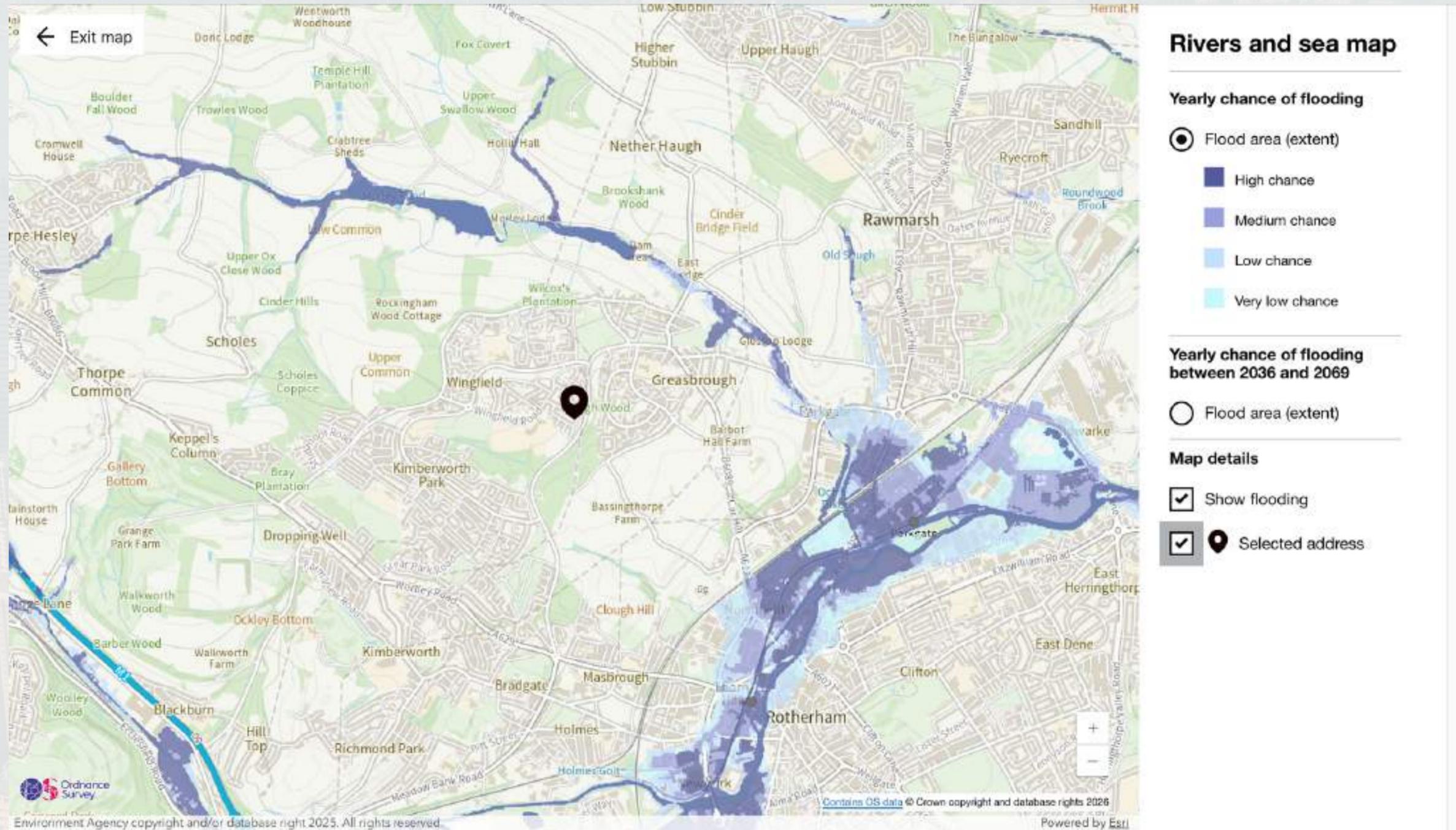


£117,000

LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

110
Total Stops

Bus Stops

16

- Wingfield Road/Robinets Road **3**
0.2km
- Wagon Road/Woodside Walk
0.3km
- Wingfield Road/Loy Close
0.3km
- Wagon Road/Oak Lea
0.3km
- Nidderdale Road/Calder Road
0.3km
- Roughwood Road/Wingfield Road
0.4km
- Wagon Road/Coppice Gardens
0.4km
- Wagon Road/Acorn Croft
0.4km
- Roughwood Road/Grayson Road
0.4km
- Nidderdale Road/Eskdale Road **2**

Nearby Stations

110
Total Stops

PLT

18

- Rotherham Station To Parkgate
2.4km
- Rotherham Station To Sheffield
2.4km
- Parkgate To Sheffield
2.5km
- Magna Platform 1 **2**
3.3km
- Meadowhall Interchange To City **2**
4.2km
- Meadowhall South - Tinsley To City
4.3km
- Meadowhall South - Tinsley From City
4.3km
- Carbrook From City
5.3km
- Carbrook To City
5.3km
- Vallev Centertainment To City

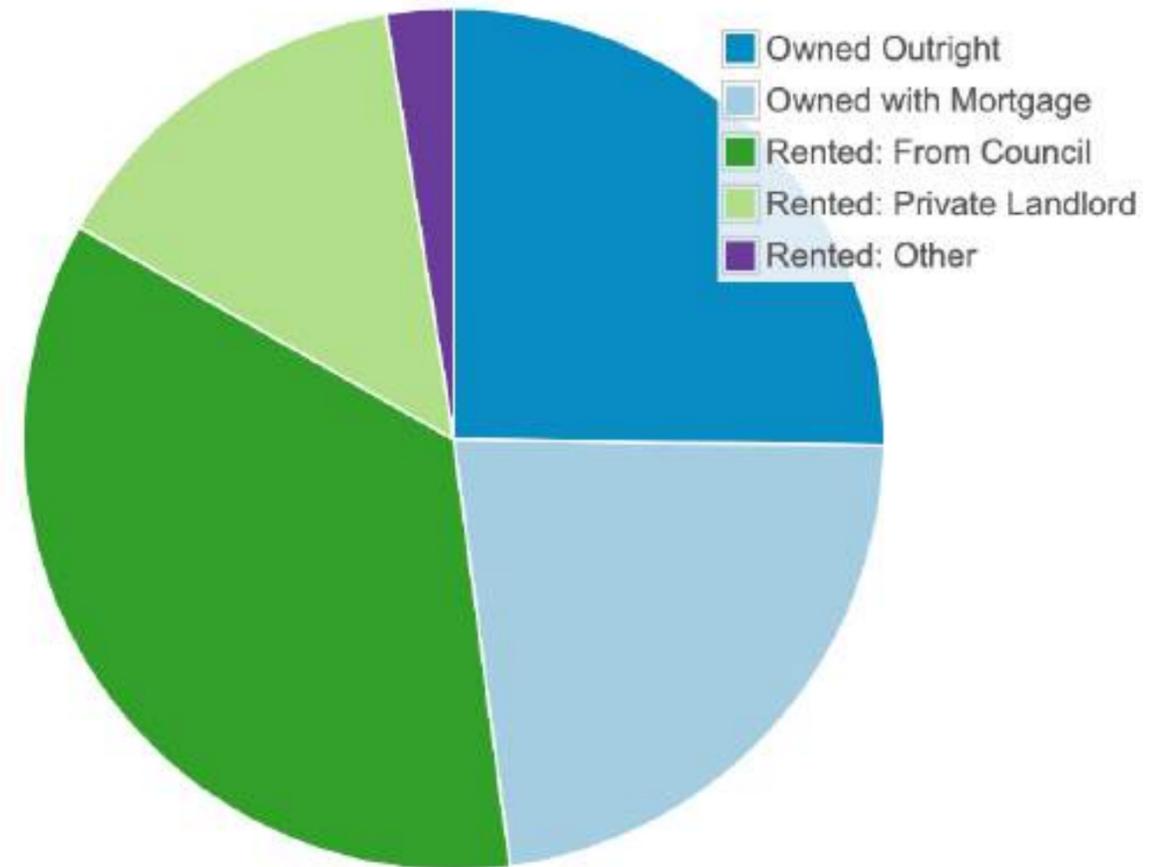
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Housing Tenure

Owned Outright	30
Owned with Mortgage	27
Shared Ownership	0
Rented: From Council	42
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	17
Rented: Other	3
Rent Free	0
Total	119



SCHOOLS

NEAREST SCHOOLS

- | | |
|---|-----------|
|  Wingfield Academy
State School Ofsted: Good | 0.1 miles |
|  Rockingham Junior and Infant School
State School Ofsted: Good | 0.4 miles |
|  Greasbrough Primary School
State School Ofsted: Good | 0.4 miles |
|  Roughwood Primary School
State School Ofsted: Good | 0.7 miles |

PICTURES



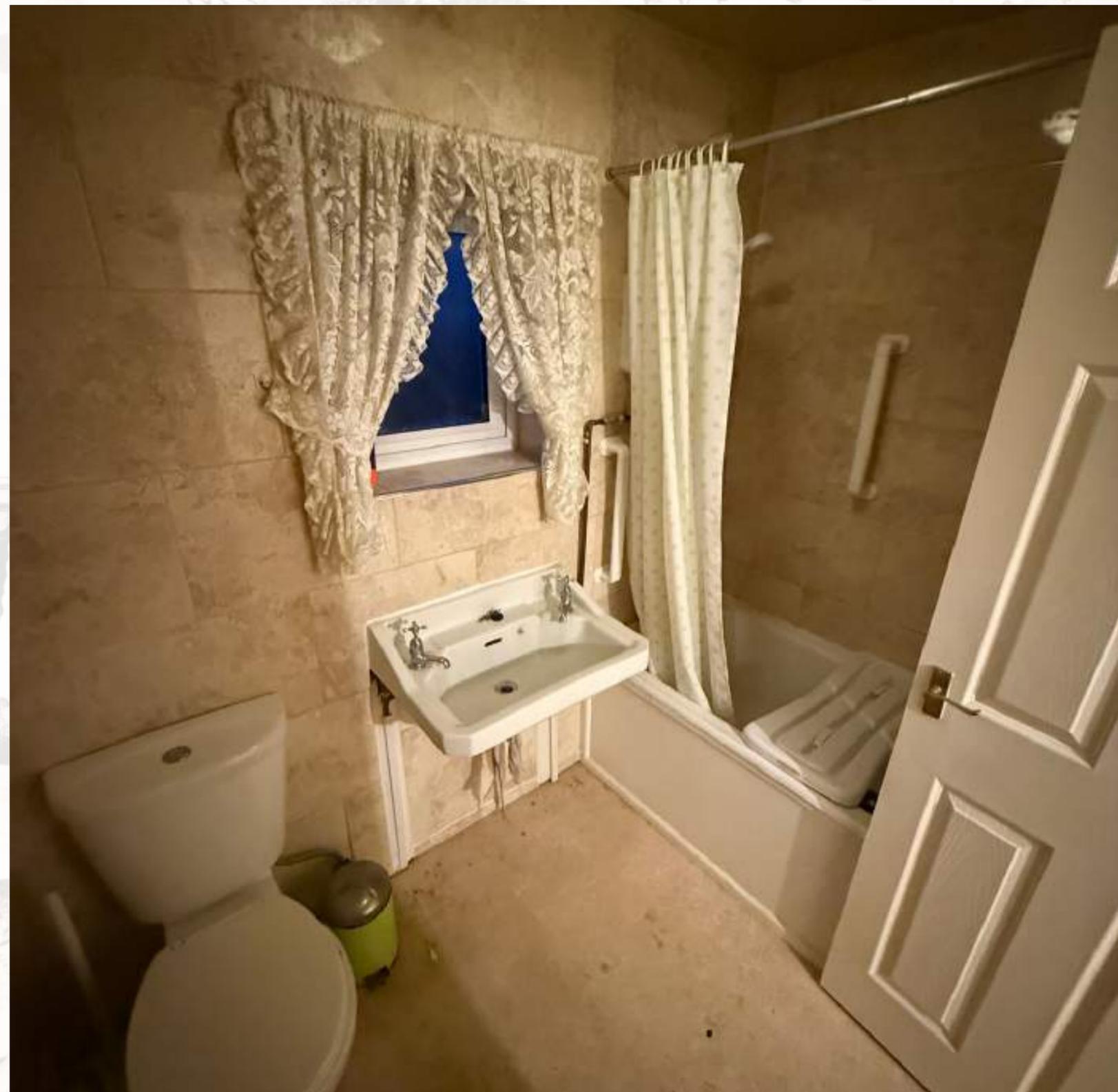
PICTURES



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SOLD HOUSE PRICES

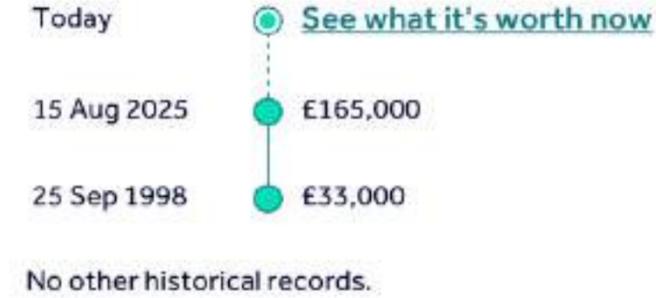
7, Derwent Road, Wingfield, Rotherham S61 4BP

Semi-Detached 3 Freehold



25, Grayson Road, Wingfield, Rotherham S61 4HH

Semi-Detached 3 Freehold



9, Abingdon Gardens, Munsbrough, Rotherham S61 4RF

Semi-Detached 3 Freehold



51, Wensleydale Road, Wingfield, Rotherham S61 4BG

Semi-Detached 3 Freehold



£156k
Low

Estimated price

£164k

£172k
High

High confidence

Sale valuation
£175,000

Confidence: High

RENTAL PRICES



Fellowsfield Way, Rotherham, S61 1NS **Rented**

Asking price on 19 Oct 2025

£1,100 **Reduced**

Links

[PaTMa data](#) [Portal](#)

3x 1x

Listed from

7 Oct 2025 for 12 days

Distance

1.68km



Orchard Flatts Crescent, Wingfield, S61 4AR

Rented

Asking price on 29 Oct 2025

£950 **Never changed**

Links

[PaTMa data](#) [Portal](#)

3x 1x

Listed from

19 Oct 2025 for 9 days

Distance

0.03km



Wilding Way, Rotherham, South Yorkshire, S61

1PT **Rented**

Asking price on 12 Nov 2025

£1,050 **Never changed**

Links

[PaTMa data](#) [Portal](#)

3x 1x

Listed from

4 Nov 2025 for 7 days

Distance

1.64km

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Fellowsfield Way, Rotherham, S61 1NS **Rented**

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3x 1x

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3x 1x

Listed from

4 Nov 2025 for 7 days

Distance

1.64km



Let Agreed

£975 pcm

£225.00 pw

Let agreed

Property reference: 2467565

Meet the Landlord



Taz T.

Response Rate: 100%

Response Time: Within 2 Days

[Report Listing](#)



Ashworth Drive, Rotherham S61 3AH **Rented**

Asking price on 4 Dec 2025

£900 **Never changed**

Links

[PaTMa data](#) [Portal](#)

3x

Listed from

26 Nov 2025 for 8 days

Distance

1.47km

3 Bed Semi-Detached House, Clough Street, S61

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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