



Houseell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

4 bed terraced



Sheffield



MORTGAGE

DETAILS

| | |
|-------------------|------------------------------|
| Building type | 4 Bed terraced |
| Construction Type | Standard |
| Tenure | Leasehold (257 years) |
| 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 | £136 500 |
| Refurbishment | £34 000 |
| Stamp Duty (5% up to 125K and 7% up to 250k) | £7 055 |
| Legal fees | £3 000 |
| Done Up Value (DUV) | £220 000 |
| Final Rent | £1100 |
| ROE | ~30% |
| YIELD | ~10% |
| TOTAL INVESTMENT COST (BTL) | ~£80 000 |
| Sourcing Fee | £6 250 |
| Project Management Fee | £4 000 |

REFURB

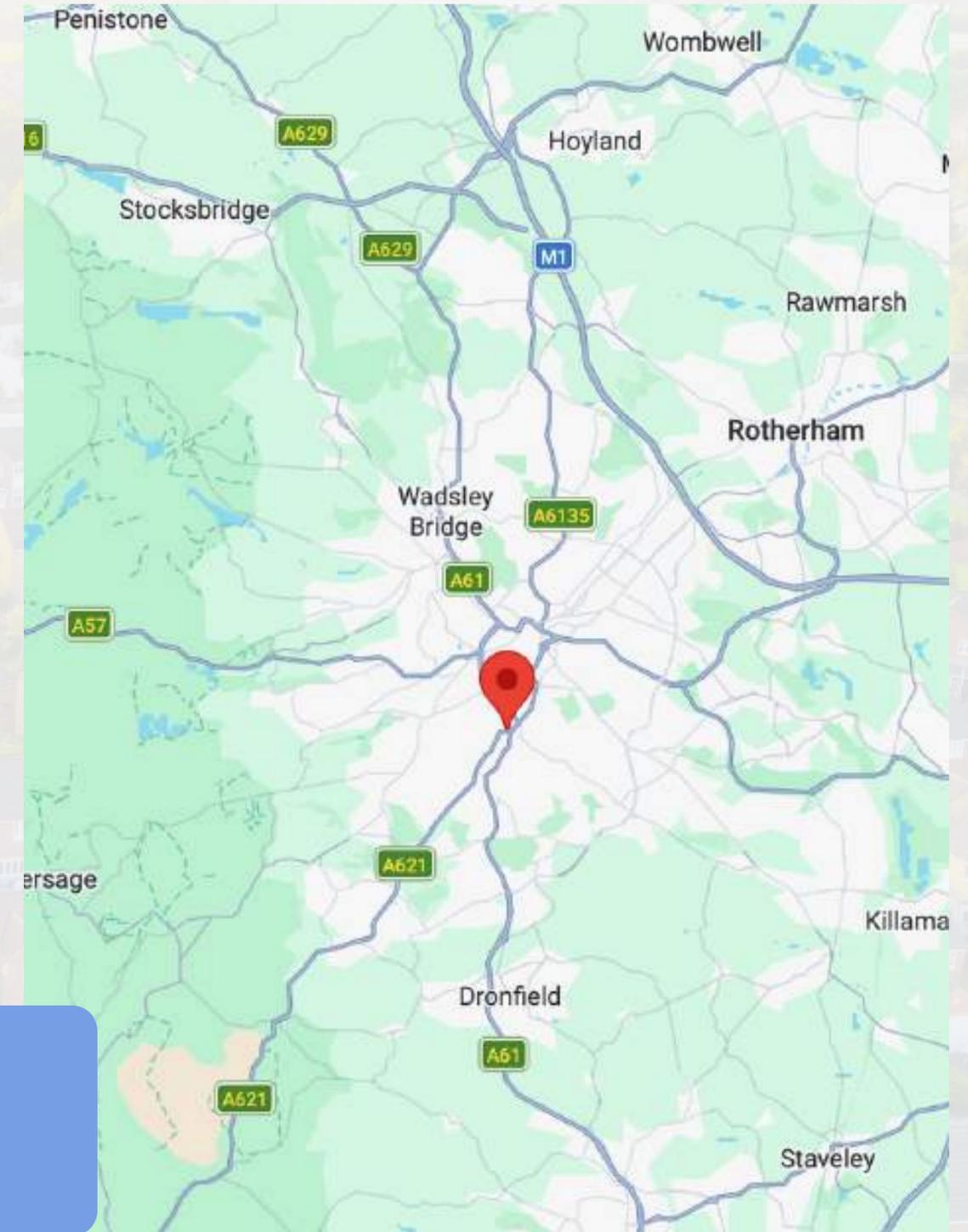
- New bathroom
- Kitchen refresh
- Laminate ground floor
- New carpets
- Damp
- Skimming where needed
- Painting
- Internal door painting
- 2 x new internal door
- 4 x small glazing
- 1 x external door
- 2 x attick windows
- Skirting
- Room in roof insulation
- Skips
- Certificates

4 bed terrace

Sheffield is a city in South Yorkshire, England. It had a population of 556,500 in the 2021 United Kingdom census. It is bordered by the Peak District National Park to the west, Rotherham to the north and northeast, and Derbyshire to the south and southwest.

Sheffield 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, and North East Derbyshire.

The City of Sheffield is governed by Sheffield City Council. The South Yorkshire Mayoral Combined Authority, with a directly elected mayor, oversees economic strategy, transport, and other regional matters across South Yorkshire.

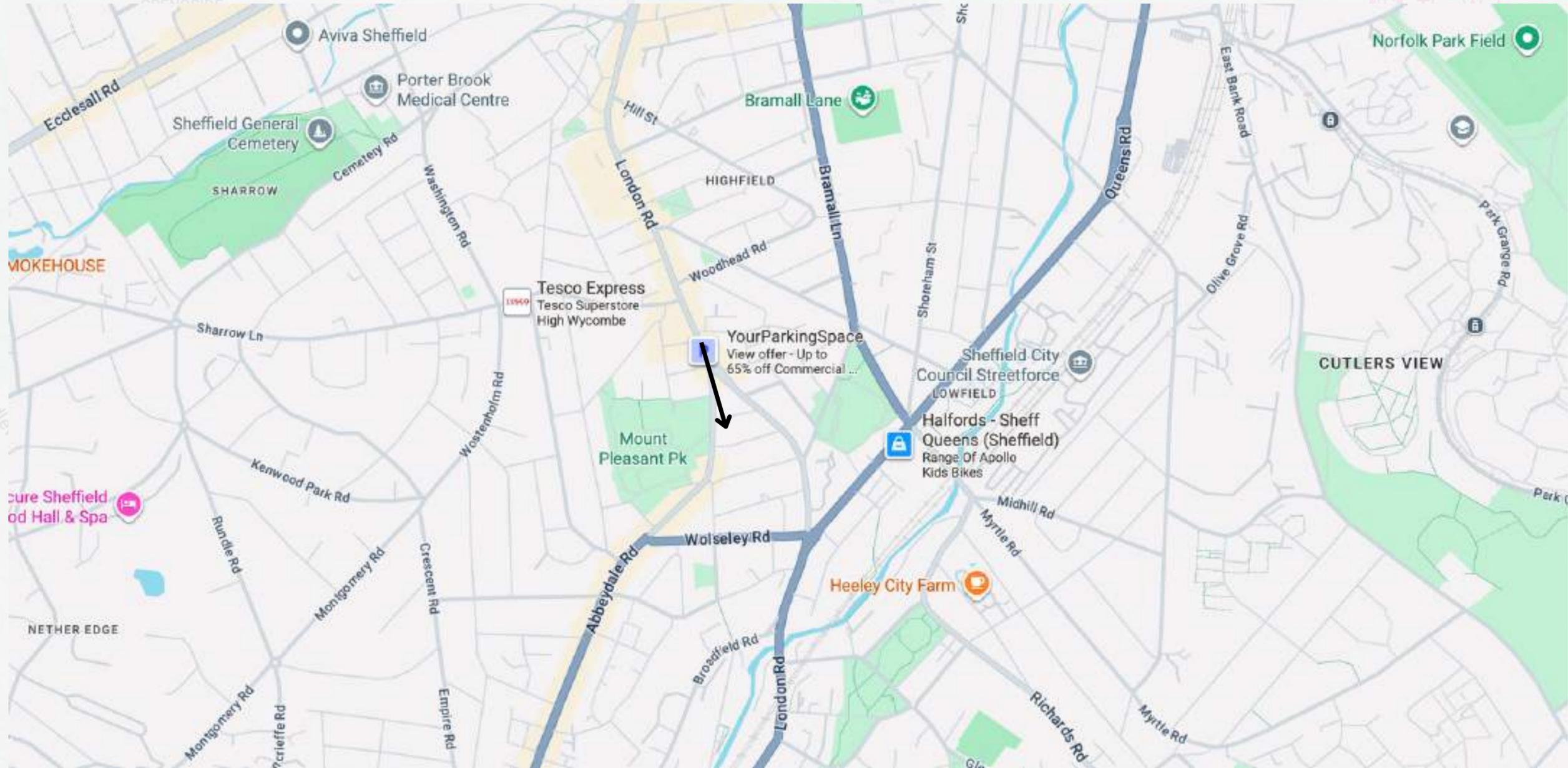


Sheffield

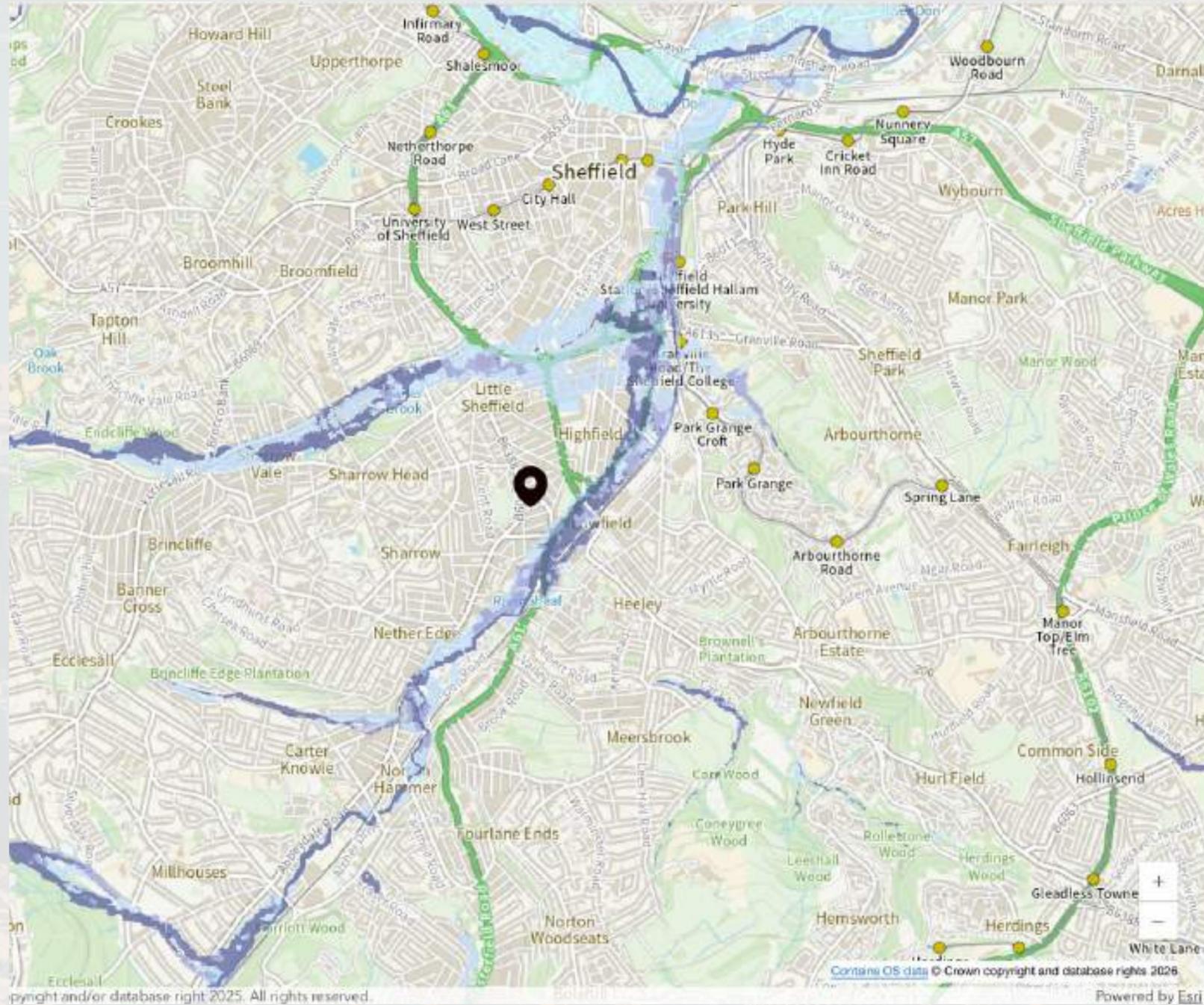


£136,500

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

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BUS / TRAIN

Nearby Transport

108
Total Stops

Bus Stops

18

- Abbeydale Road/Batt Street
0.1km
- London Road/Highfield Place
0.1km
- Abbeydale Road/Farrar Road
0.1km
- London Road/Glover Road
0.1km
- London Road/Queens Road
0.1km
- Abbeydale Road/Wolseley Road
0.2km
- Queens Road/London Road
0.2km
- Queens Road/Guernsey Road
0.2km
- London Road/Sitwell Place
0.2km
- Bramall Lane/Rowland Road 2

Nearby Stations

108
Total Stops

PLT

20

- Park Grange Croft To City
1.1km
- Park Grange Croft From City
1.2km
- Park Grange From City
1.3km
- Granville Rd - Sheffield College From City
1.3km
- Park Grange To City
1.3km
- Granville Rd - Sheffield College To City
1.4km
- Sheffield Stn - Hallam Uni To City
1.6km
- Sheffield Stn - Hallam Uni From City
1.6km
- Arbourthorne Road From City
1.7km
- West Street From City

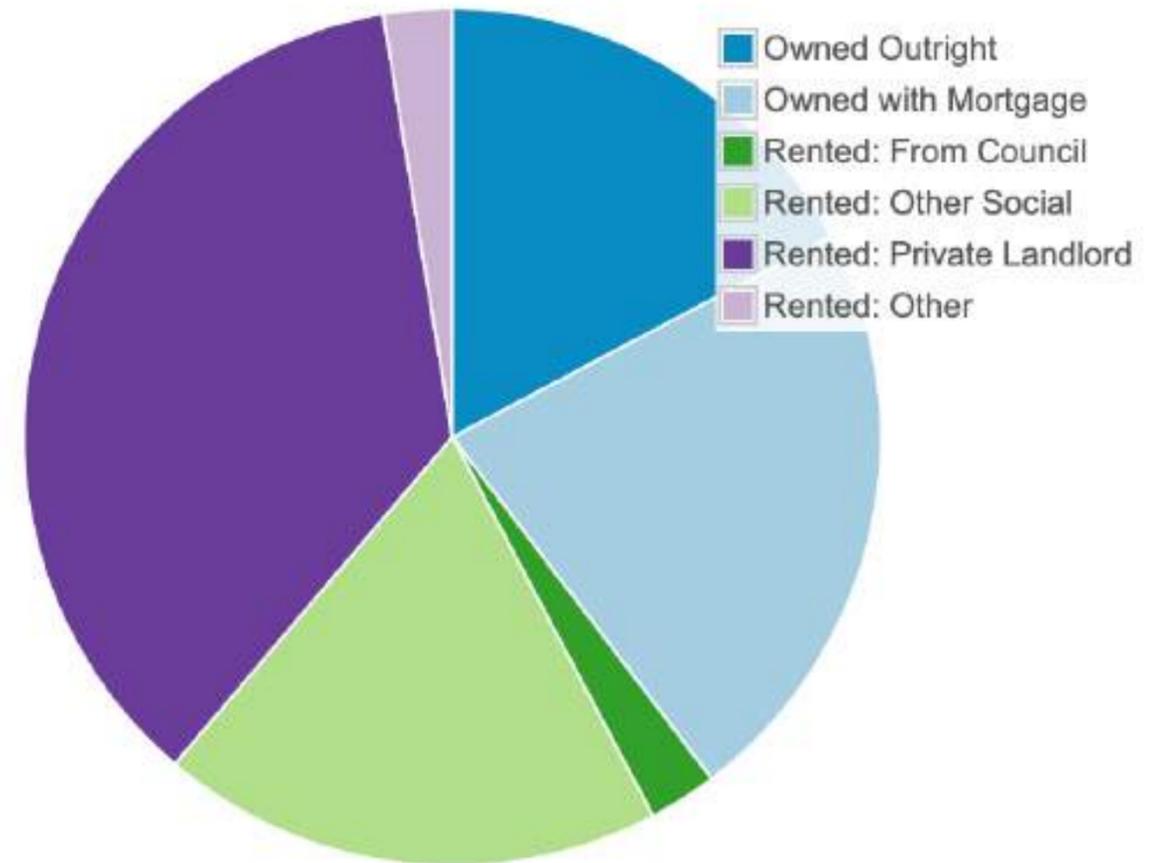
EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

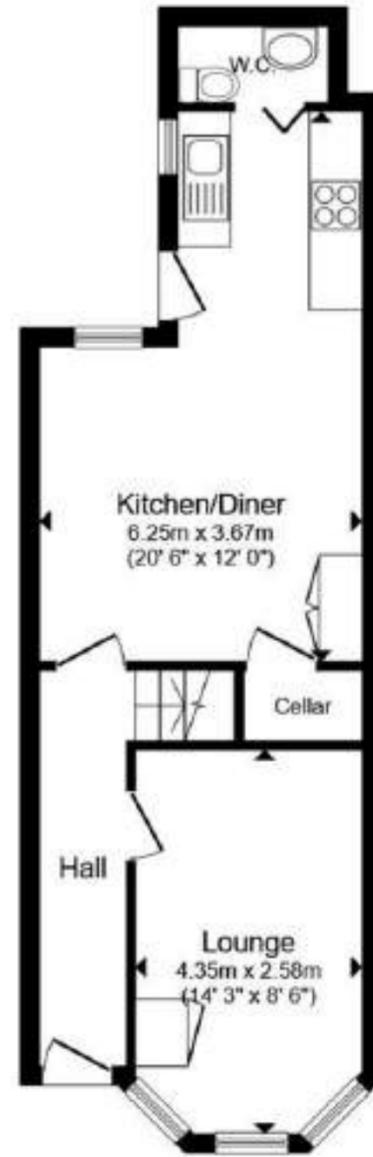
HOUSING

Housing Tenure

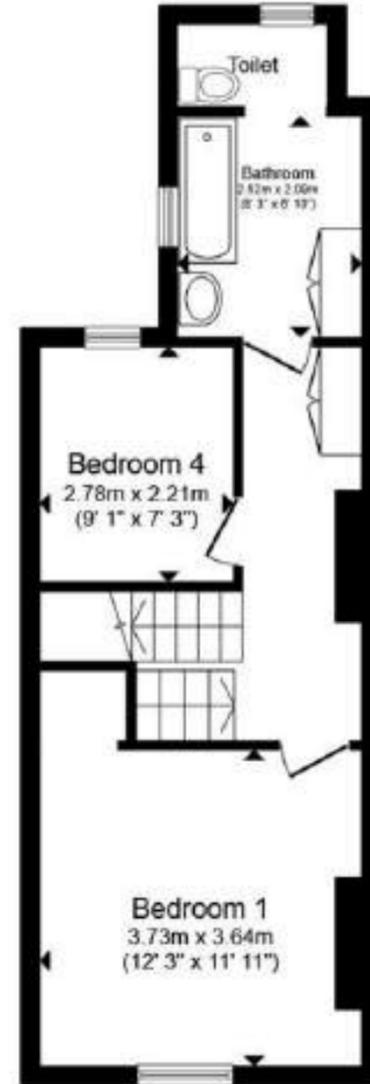
| | |
|--|------------|
| Owned Outright | 20 |
| Owned with Mortgage | 26 |
| Shared Ownership | 0 |
| Rented: From Council | 3 |
| Rented: Other Social | 22 |
| Rented: Private Landlord <i>inc. letting agents</i> | 42 |
| Rented: Other | 3 |
| Rent Free | 0 |
| Total | 116 |



FLOOR PLAN



Ground Floor



First Floor



Second Floor

SCHOOLS

NEAREST SCHOOLS

- | | |
|---|-----------|
|  Lowfield Community Primary School State School Ofsted: Good | 0.1 miles |
|  Sharrow Nursery, Infant and Junior School State School Ofsted: Good | 0.1 miles |
|  Anns Grove Primary School State School Rating: N/A | 0.3 miles |
|  Nether Edge Primary School State School Rating: N/A | 0.6 miles |

PICTURES



PICTURES



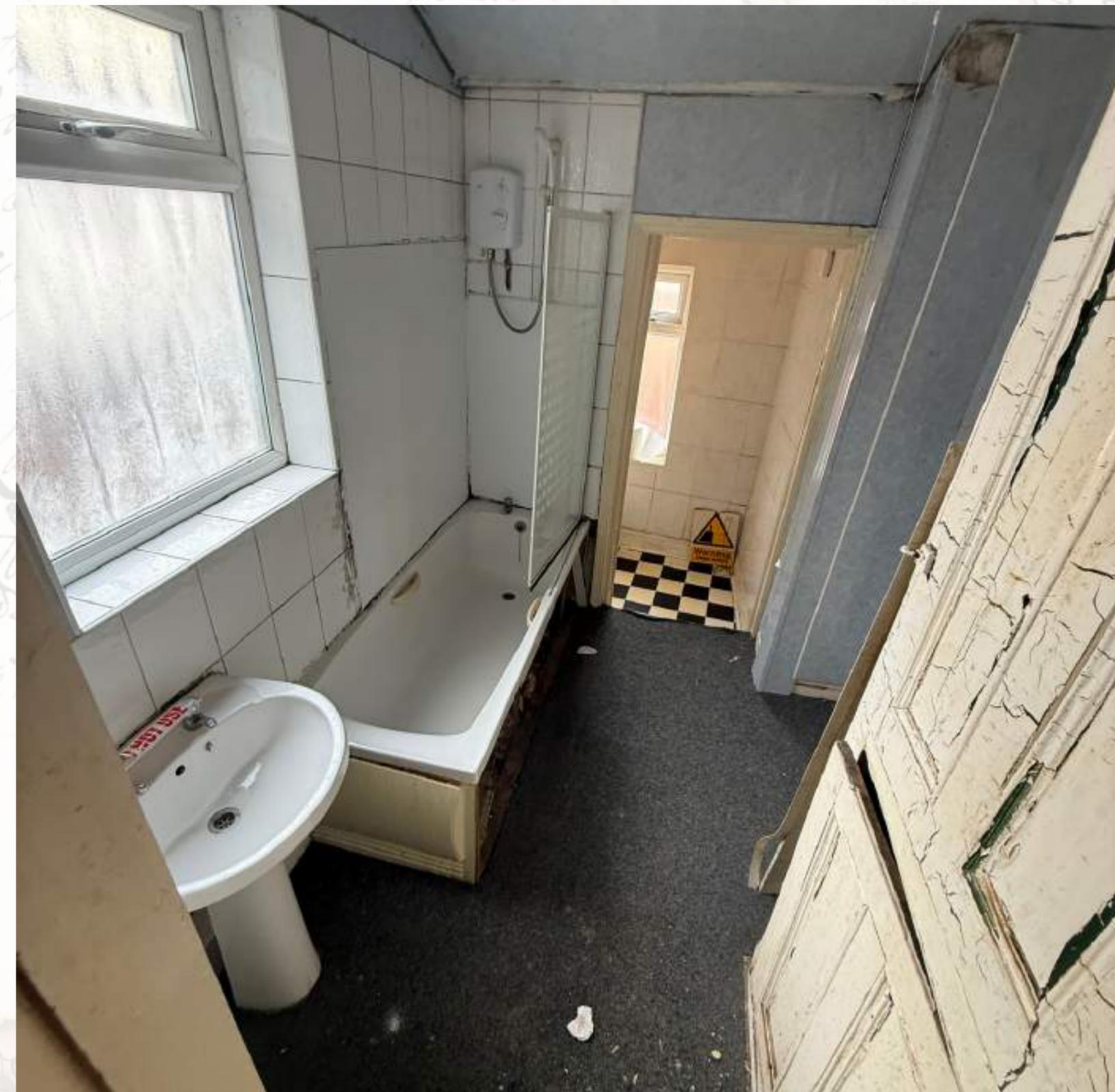
PICTURES



PICTURES



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PICTURES



PICTURES



SOLD HOUSE PRICES

123, Vincent Road, Sheffield S7 1BY

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



| | |
|-------------------|------------------|
| Transaction price | £220,000 |
| Transaction date | 22 November 2024 |
| Property type | Terraced house |
| Internal area | 96 sq metres |
| Measurement date | 19 Apr 2024 |
| £/sqm | £2,283/sqm |
| Num bedrooms | 7 |
| Age at sale | Old stock |
| Tenure | Leasehold |
| Council tax band | A |
| Council tax rate | £1,595 |
| Energy efficiency | E 53 |

No floorplan available

22, Fieldhead Road, Sheffield S8 0ZX

Semi-Detached 4 Leasehold



112, South View Crescent, Sheffield S7 1DH

Terraced 3 Leasehold



103, Abbeydale Road, Sheffield S7 1FE

Terraced 3 Freehold



56, Fieldhead Road, Sheffield S8 0ZX

Terraced 3 Leasehold



56, Vincent Road, Sheffield S7 1BW

Terraced 3 Freehold



RENTAL PRICES



3 Bed Terraced House, Empire Road, S7

Let Agreed
£1,300 pcm
£300.00 pw

Let agreed

Property reference: 2778318

Meet the Landlord


Sina D.
VERIFIED

Response Rate: 100%
Response Time: Within 2 Days

Report Listing



3 Bed Terraced House, South View Road, S7

Let Agreed
£1,150 pcm
£285.38 pw

Let agreed

Property reference: 2747388

Meet the Landlord


Khal A.
VERIFIED

Response Rate: 100%
Response Time: Within 21 Hours

Report Listing



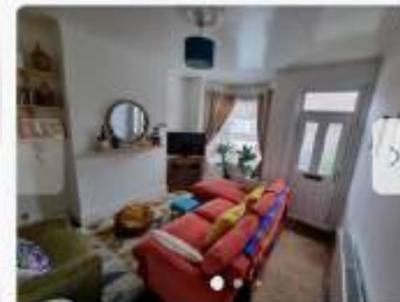
Wolseley Road, Sheffield, S8 0ZU **Rented**
Asking price on 16 Oct 2025
£1,200 **Reduced**
Links
[PaTMa data](#) [Portal](#)

4x 1x
Listed from
25 Sep 2025 for 20 days
Distance
0.17km



Glover Road, Lowfield, S8 0ZW **Rented**
Asking price on 15 Nov 2025
£1,050 **Never changed**
Links
[PaTMa data](#) [Portal](#)

4x 1x
Listed from
19 Aug 2025 for 88 days
Distance
0.09km



£1,060 per month 0.74 km

Last updated around 4 days ago

4 Bed Terraced House, Empire Road, S7

Lovely cosy 4 bedroom home located in the heart of Nether Edge and near the vibrant Abbeydale road. There are 4 bedrooms, ...

4 Beds · 1 Bath · Unfurnished

[View Details](#)

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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