



**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



NORTH LINCOLNSHIRE



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>£113 500</b>
Refurbishment	<b>£18 900</b>
Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£5 675</b>
Legal fees	<b>£3 000</b>
Done Up Value (DUV)	<b>£148 000</b>
Final Rent	<b>£950</b>
ROE	<b>~19%</b>
YIELD	<b>~10%</b>
TOTAL INVESTMENT COST (BTL)	<b>~£57 000</b>
Sourcing Fee	<b>£4 250</b>
Property Management Fee	<b>£4 000</b>

# REFURB

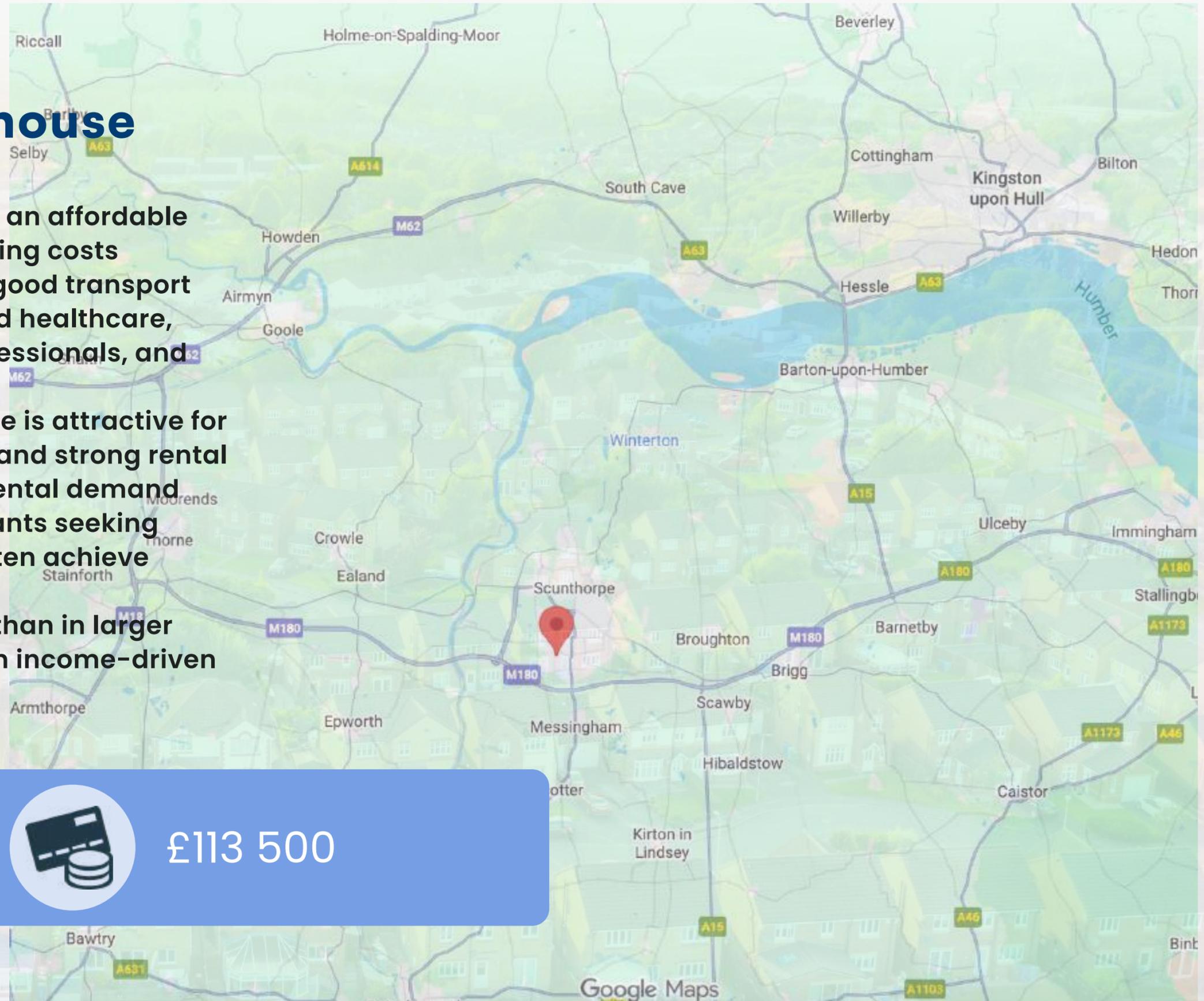
- Painting (entire house)
- Demolition without tearing down wallpaper (part)
- Electric fusebox
- Laminate ground floor
- Carpets ( upstairs including stairs and landing )
- New bathroom
- New kitchen with flooring
- Skip hire
- Certificates (EIC/EICR, GAS)

## 3 bed semi-detached house

Scunthorpe, located in North Lincolnshire, is an affordable and practical place to live, offering lower living costs compared to many UK cities. The town has good transport links, access to local amenities, schools, and healthcare, making it suitable for families, working professionals, and retirees.

From an investment perspective, Scunthorpe is attractive for buy-to-let (BTL) due to low property prices and strong rental yields. Entry costs are relatively low, while rental demand remains steady from local workers and tenants seeking affordable housing. As a result, investors often achieve higher yields than the national average.

While capital growth may be more modest than in larger cities, Scunthorpe suits investors focused on income-driven returns and long-term rental stability.

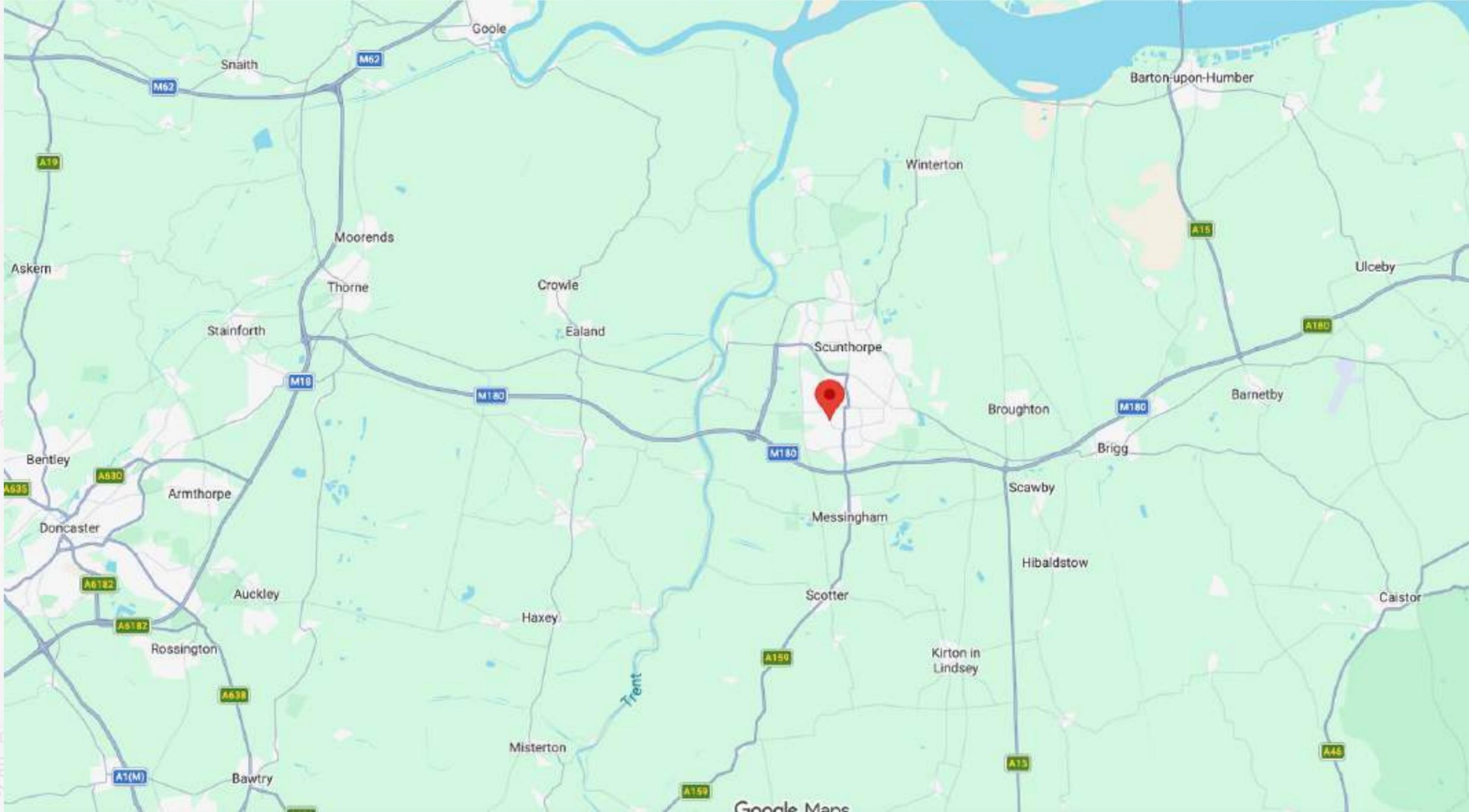


NORTH LINCOLNSHIRE

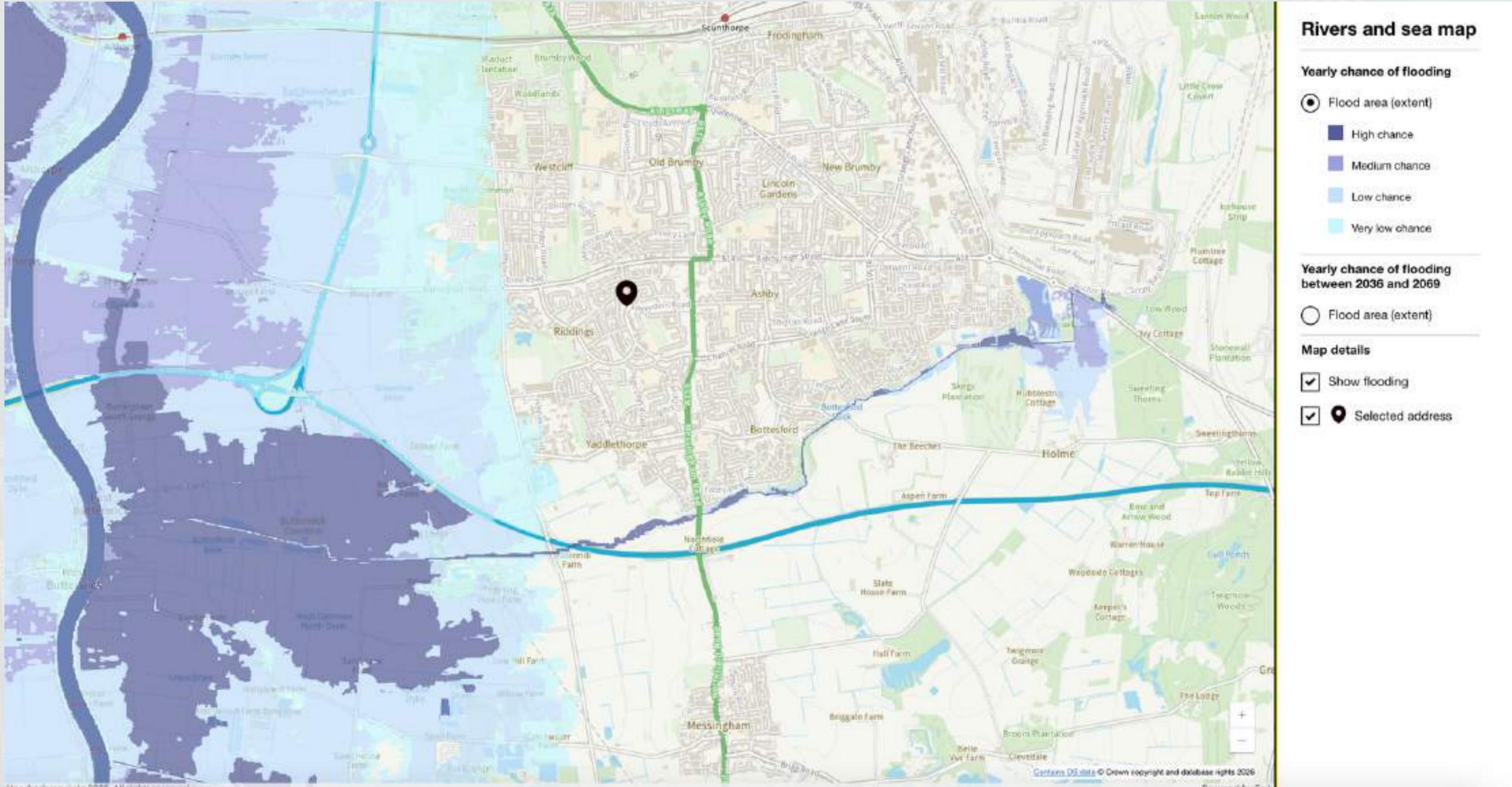


£113 500

# LOCATION



# FLOOD



# BUS / TRAIN

## NEAREST STATIONS



**Scunthorpe Station**

**1.7 miles**



**Althorpe Station**

**3.2 miles**

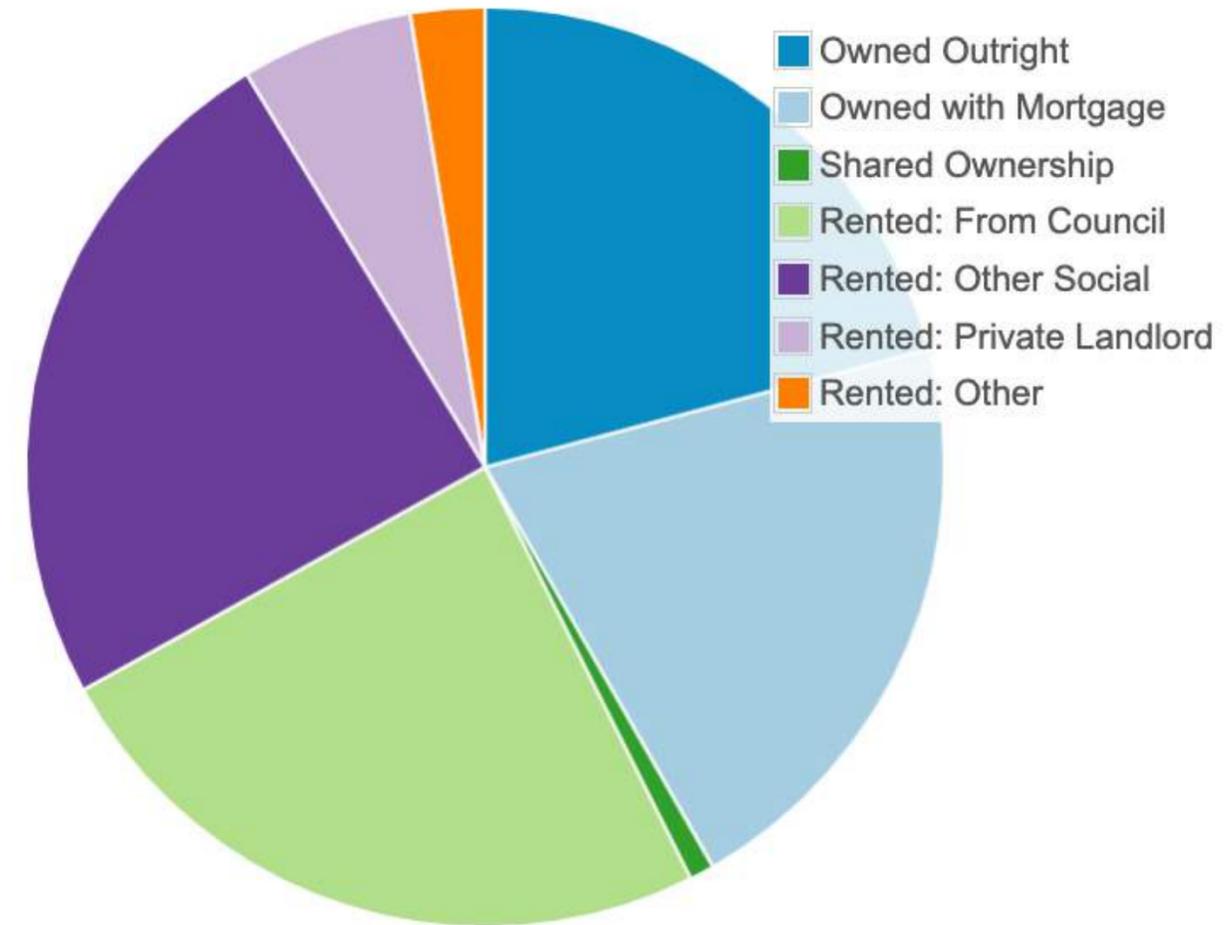
# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

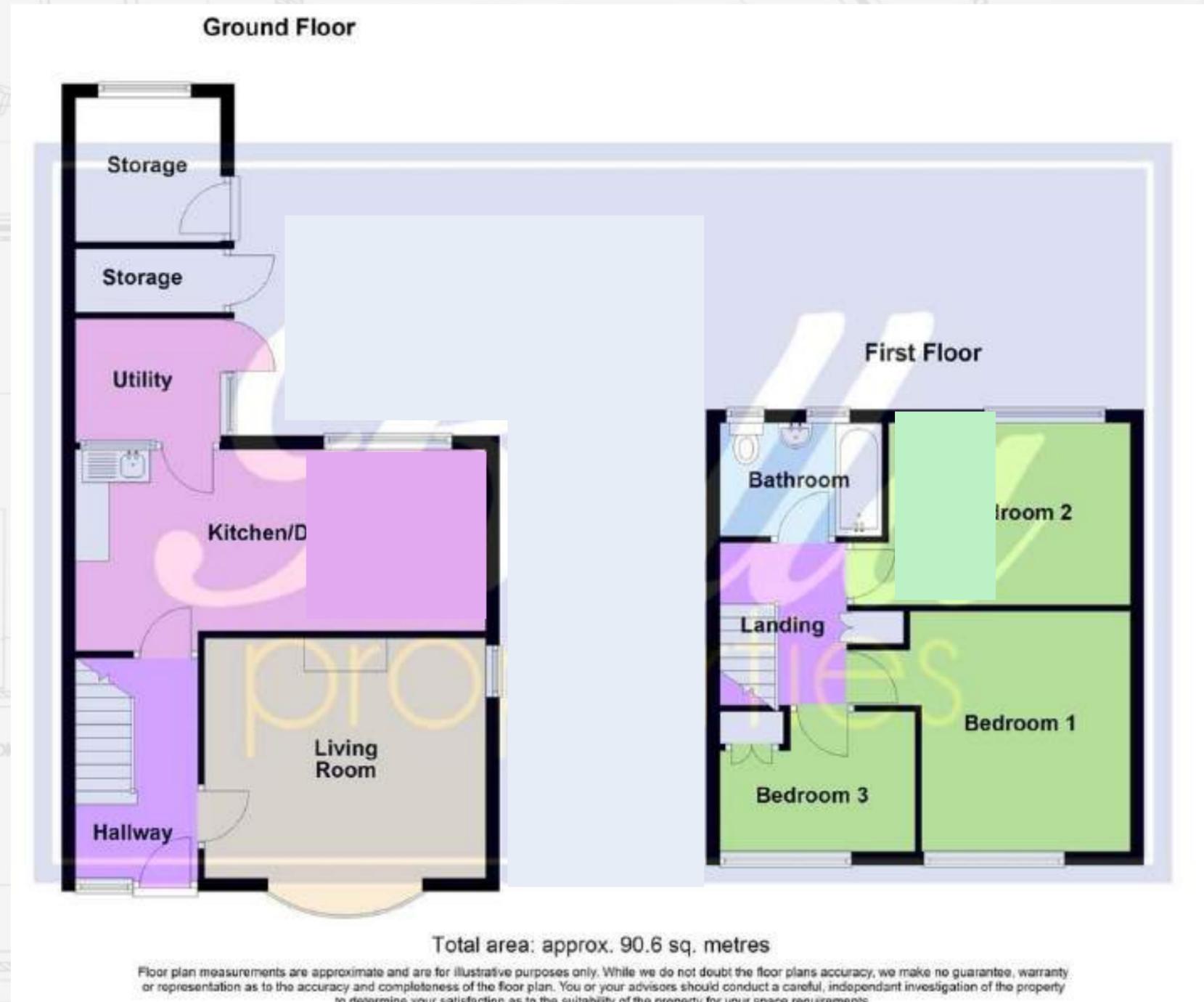
# HOUSING

## Housing Tenure

Owned Outright	24
Owned with Mortgage	24
Shared Ownership	1
Rented: From Council	28
Rented: Other Social	28
Rented: Private Landlord <i>inc. letting agents</i>	7
Rented: Other	3
Rent Free	0
<b>Total</b>	<b>115</b>



# FLOOR PLAN



# SCHOOLS

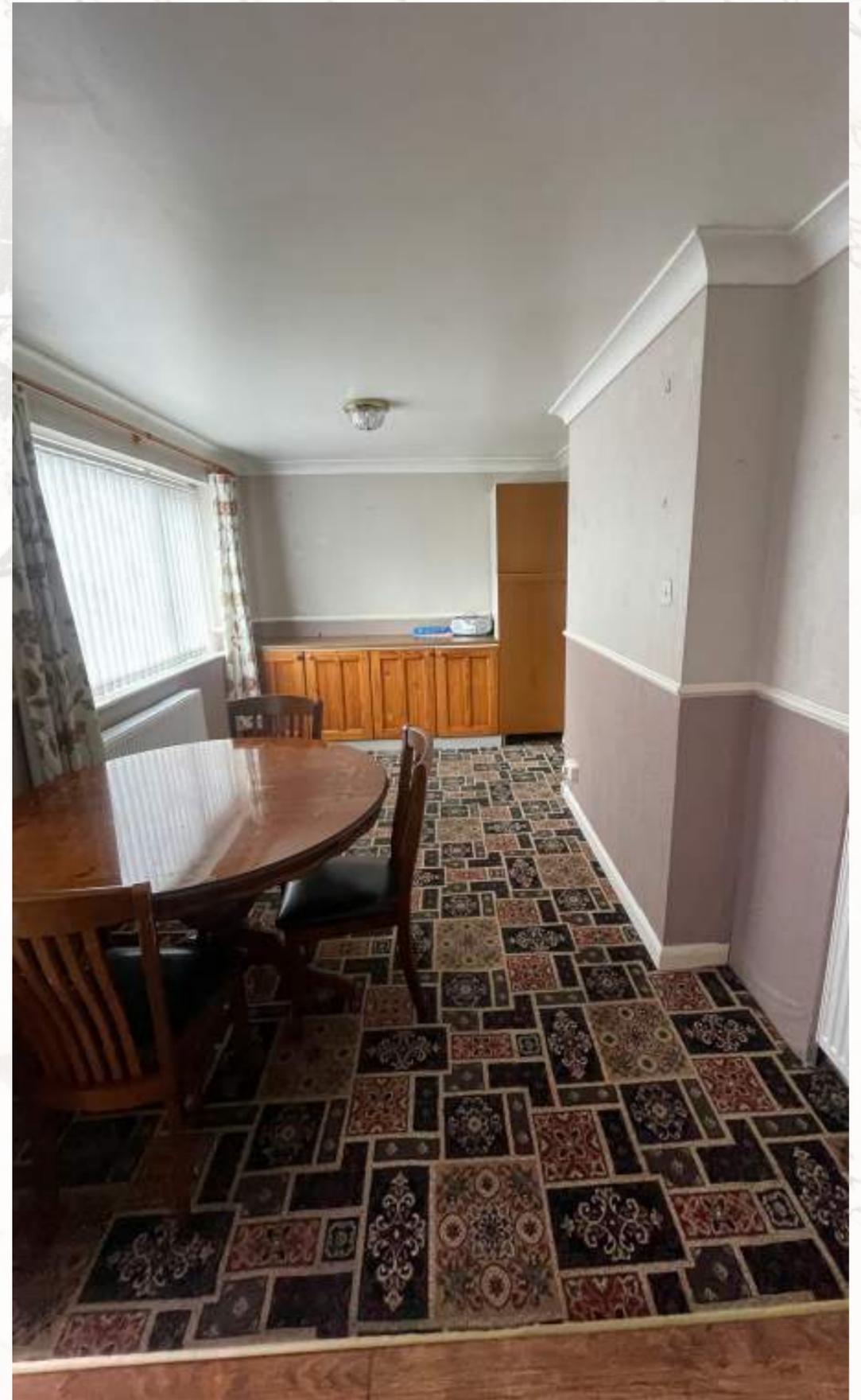
## NEAREST SCHOOLS

-  **Willoughby Road Primary Academy** 0.2 miles  
State School | Ofsted: Good
-  **Leys Farm Junior School** 0.4 miles  
State School | Ofsted: Good
-  **Enderby Road Infant School** 0.3 miles  
State School | Ofsted: Good
-  **Priory Lane Community School** 0.5 miles  
State School | Ofsted: Good

# PICTURES



# PICTURES



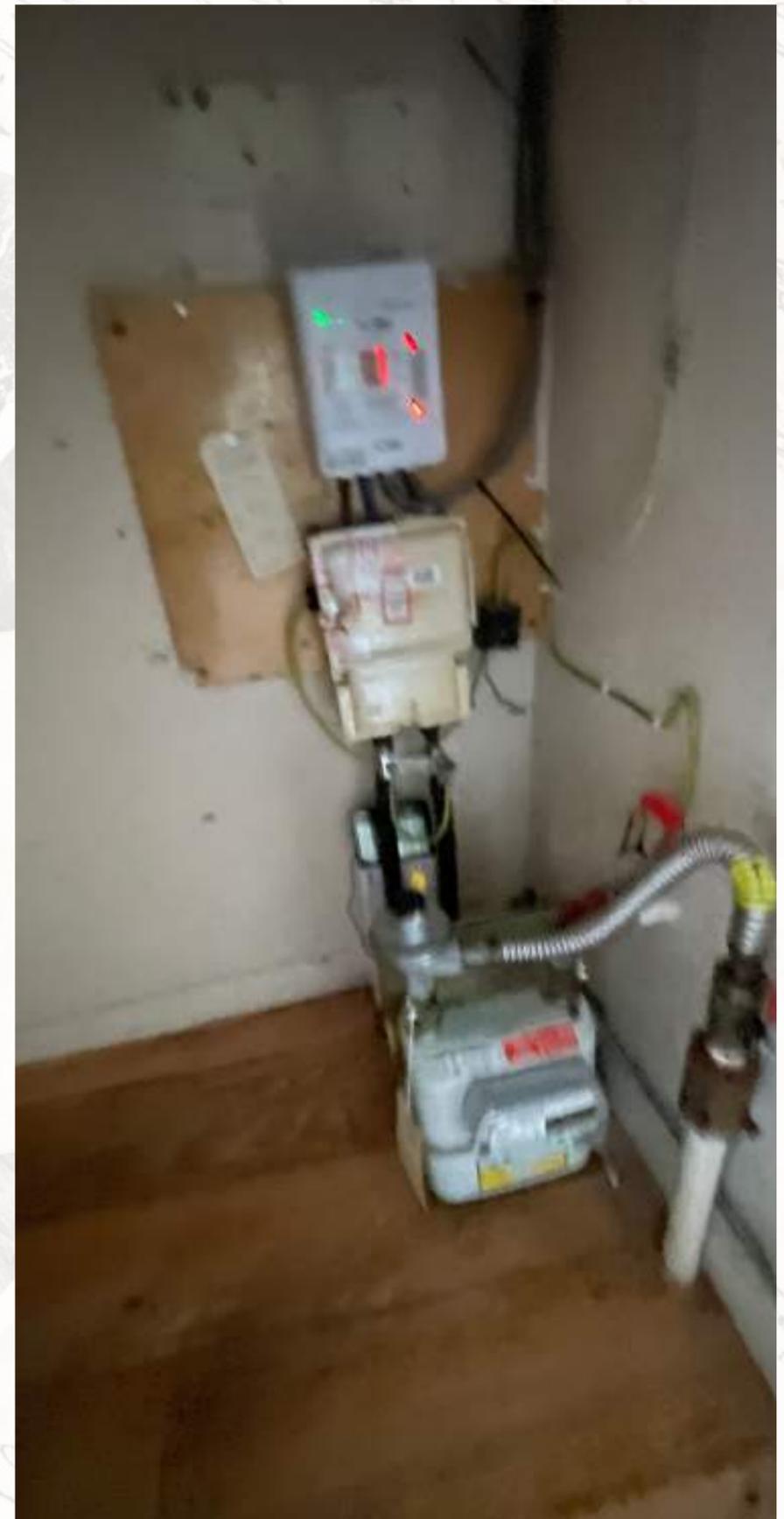
# PICTURES



# PICTURES



# PICTURES



# PICTURES



# SOLD HOUSE PRICES

 Semi-Detached  3  Freehold

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

4 Dec 2025  £150,000

3 Apr 2009  £82,500



[Local Data](#) [Plot Map](#) [Valuation](#) [Comparables](#) [View on portal](#) [View on Land Registry](#)



Transaction price	£150,000
Transaction date	4 December 2025
Property type	Semi-detached house
Internal area	87 sq metres
Measurement date	22 Jan 2025
£/sqm	£1,722/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,492
Energy efficiency	D 67

No floor

# SOLD HOUSE PRICES

 Semi-Detached  3  Freehold

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

14 May 2025  £160,000



 Semi-detached house  3 beds  1 bath  1 reception [Edit](#)

[Freehold](#) [94 sqm](#)

[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

£131k **£146k** £160k

Low High

[Medium confidence](#)

Next update in 20 days

**+£69,000 (88%)**

Since last sold - February 2015

[How we calculate and rate our estimates](#)



Date	Estimated Price
Jan 24	£140k
Sept 24	£145k
May 25	£148k
Jan 26	£146k

# RENTAL PRICES



Let Agreed  
**£895** pcm  
£206.54 pw  
Let agreed  
Property reference: 2576683

Meet the Landlord  
  
Bart A.  
Response Rate: 100%  
Response Time: Within 2 Days  
Report Listing

## 3 Bed Semi-Detached House, Dean Road, DN17

3 bedrooms 1 bathrooms 6 tenants max. Scunthorpe

Property for Rent: 31 Dean Road, Old Brumby, Scunthorpe, DN17 1HG



Let Agreed  
**£900** pcm  
£207.69 pw  
Let agreed  
Property reference: 2524281

Meet the Landlord  
  
Lukasz F.  
Response Rate: 99%  
Response Time: Within 23 Hours  
Report Listing

## 3 Bed Semi-Detached House, Dean Road, DN17

3 bedrooms 2 bathrooms 6 tenants max. Scunthorpe



Let Agreed  
**£995** pcm  
£229.62 pw  
Let agreed  
Property reference: 2455513

Meet the Landlord  
  
Paul B.  
Response Rate: 100%  
Response Time: Within 18 Hours  
Report Listing

## 3 Bed Semi-Detached House, Burringham Road, DN17

# RENTAL PRICES



£825 pcm ↔  
£190 pw

Semi-Detached

0.95 miles

Bella Properties brings to the market TO LET this stunning 3 bedroom semi detached property. Located in the popular Bottesford area of Scunthorpe, this home is extremely well..

LET AGREED

Added on 23/01/2026 by Bella Properties, Scunthorpe



3 Bed Detached House, Messingham Road, DN17

Let Agreed

£900 pcm  
£20769 pw

Let agreed

Property reference: 2496788

Meet the Landlord



Julius T.

Response Rate: 100%   
Response Time: Within 6 Days

Report Listing



£850 pcm ↔  
96 pw

House

0.17 miles

**\*\*Zero Deposit Available\*\*** A fresh, stylish home that's ready for someone to move straight in. This fully refurbished three-bedroom property blends modern finishes with comfortable livin...

LET AGREED

Added on 13/01/2026 by William H. Brown Lettings, Scunthorpe

01724 706796  
Local call rate

Contact

Save

[View Change History](#)

01/2026 Initial asking price: £850 pcm



3 Bed Semi-Detached House, Morecambe Avenue, DN16

Let Agreed

£990 pcm  
£228,46 pw

Let agreed

Property reference: 2429878

Meet the Landlord



Bart A.

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

