



Houseell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A large, two-story house with a gabled 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?**

3 BED TERRACED HOUSE (~130SQM)



BARNSLEY



£146 500



DETAILS

Building type	3 bed terraced 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	£146 500
Refurbishment	£8 000
Stamp Duty (5% up to 125K and 7% up to 250k)	£7 755
Legal fees	£3 000
Done Up Value (DUV)	£195 000
Final Rent	£950
ROE %	~20%
YIELD %	~8%
TOTAL INVESTMENT COST (BTL)	~£57 000

Sourcing Fee	£4 250
Property Management Fee	£3 000

REFURB

Bathroom fixtures (with shower unit)

Easy fill (if required)

Painting (entire house)

Carpets cleaning (entire house)

Dining room floor

Skip hire

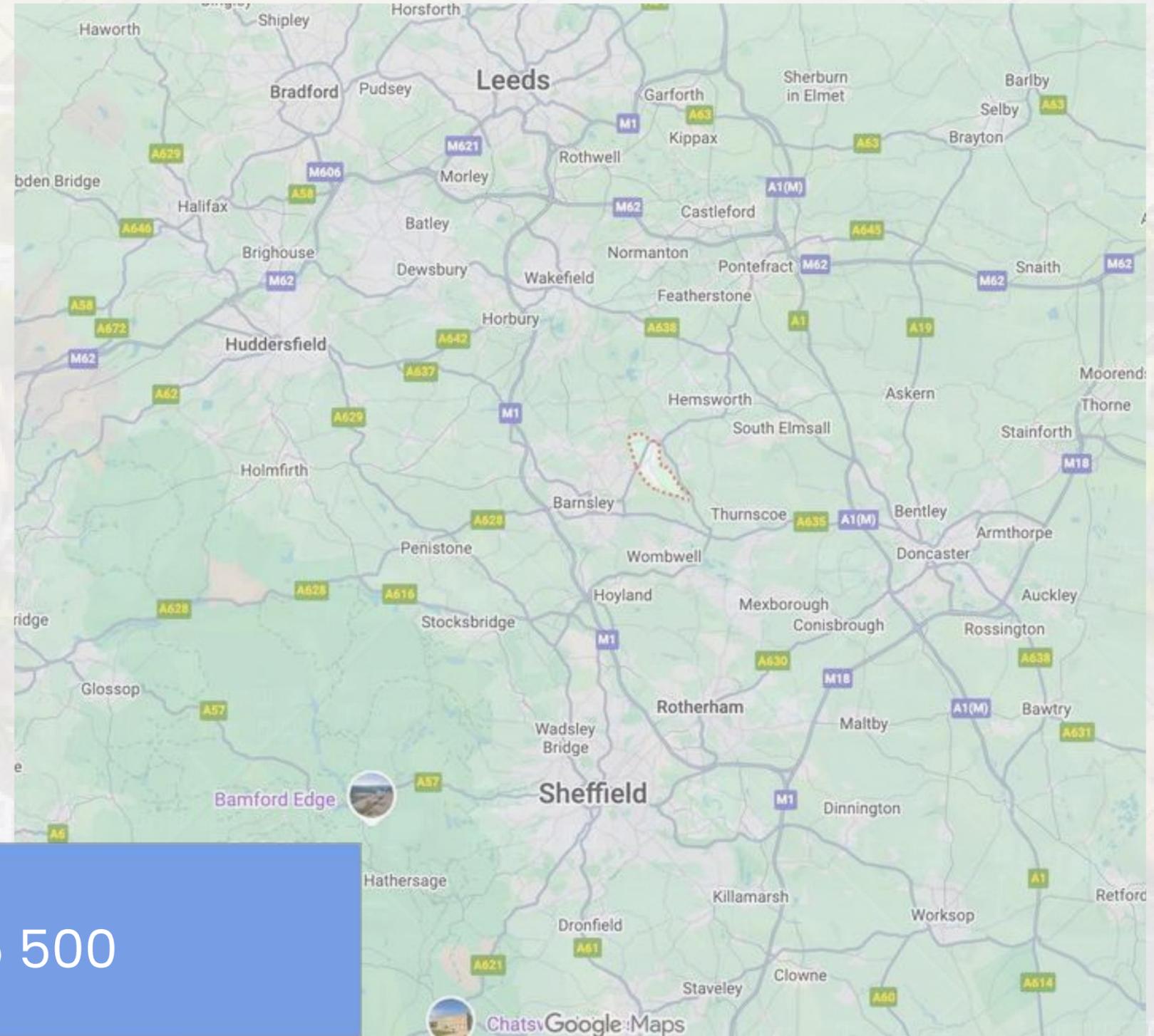
Alarms/ Certificate - GAS and EIC/EICR

3 BED TERRACED HOUSE

~130sqm

Barnsley is an increasingly attractive Buy-to-Let location thanks to its affordable property prices, strong rental demand, and consistent growth in both rents and house values. The town benefits from excellent transport links to Sheffield and Leeds, making it popular with commuters, workers, and families.

The area offers a low cost of living, access to the Peak District, and ongoing regeneration projects in the town centre, improving lifestyle quality and driving further demand for housing. Continued investment in infrastructure, new homes, business parks, and digital industries supports long-term economic growth and population expansion.

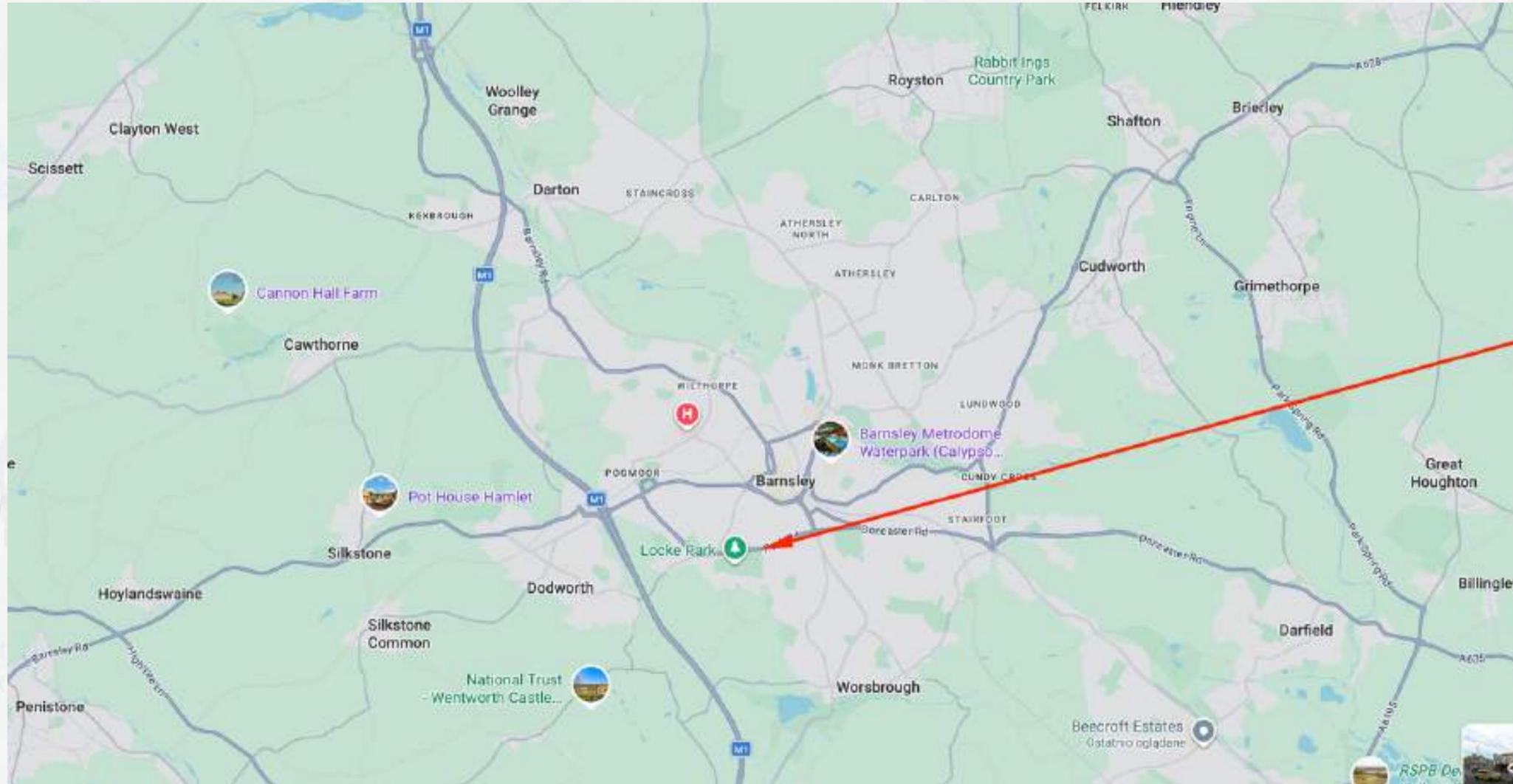


BARNLSLEY

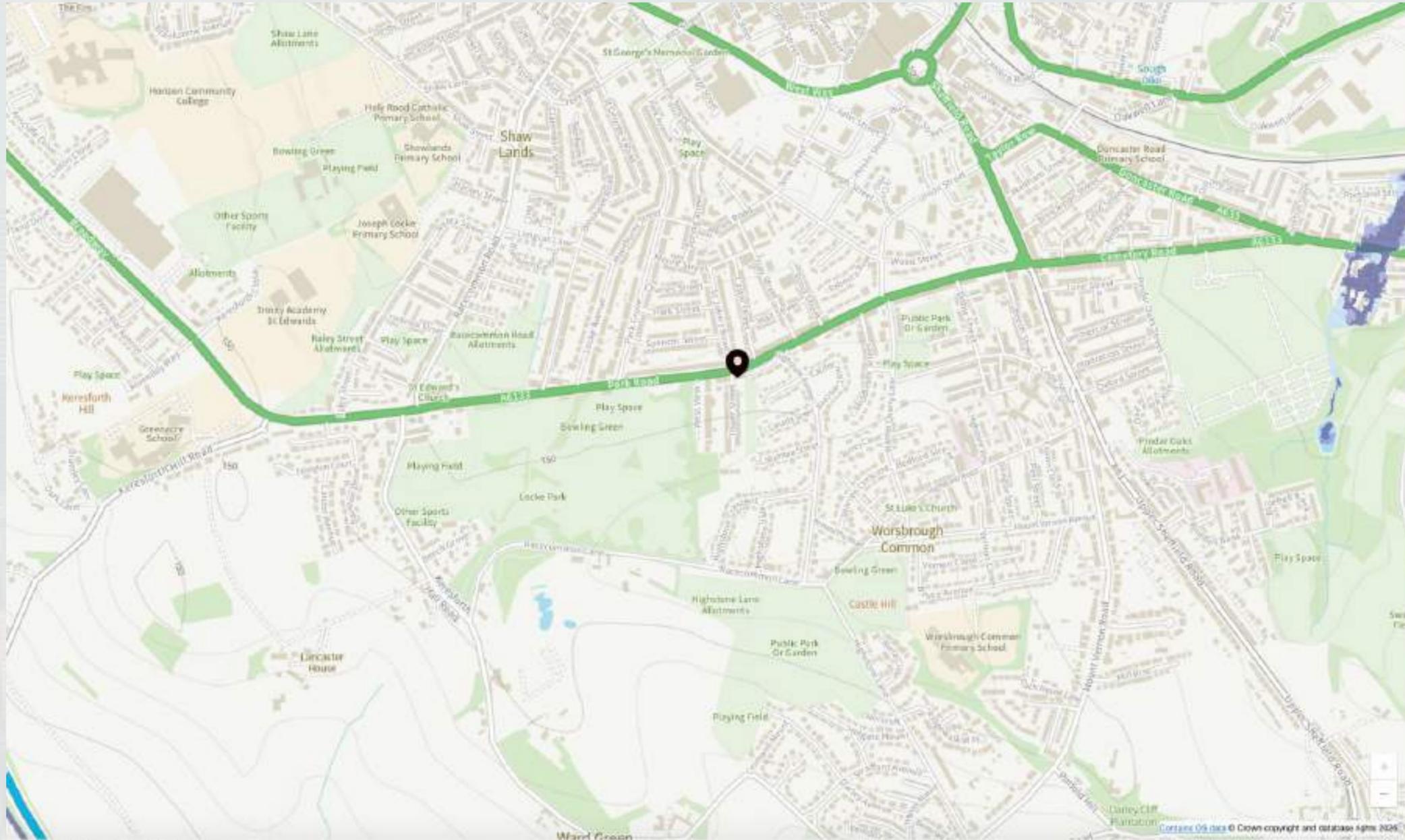


£146 500

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

BUS / TRAIN

Nearby Transport

97
Total Stops

Bus Stops

17

- Park Road/Highstone Avenue
0.1km
- Park Road/St Johns Road
0.1km
- Highstone Avenue/California Crescent
0.1km
- Highstone Avenue/California Street
0.2km
- Park Road/California Gardens
0.2km
- Highstone Avenue/Columbia Street **2**
0.3km
- Park Road/Locke Avenue
0.3km
- Warren Quarry Lane/Park Road
0.3km
- Warren Quarry Lane/Essex Road
0.3km
- Wood Street/Allatt Close **2**

Nearby Stations

97
Total Stops

PLT

14

- Middlewood To City
14.5km
- Parkgate To Sheffield
14.6km
- Meadowhall Interchange To City **2**
14.9km
- Rotherham Station To Parkgate
15.0km
- Leppings Lane From City
15.0km
- Rotherham Station To Sheffield
15.0km
- Leppings Lane To City
15.1km
- Magna Platform 1 **2**
15.2km
- Meadowhall South - Tinsley From City
15.4km
- Meadowhall South - Tinsley To City

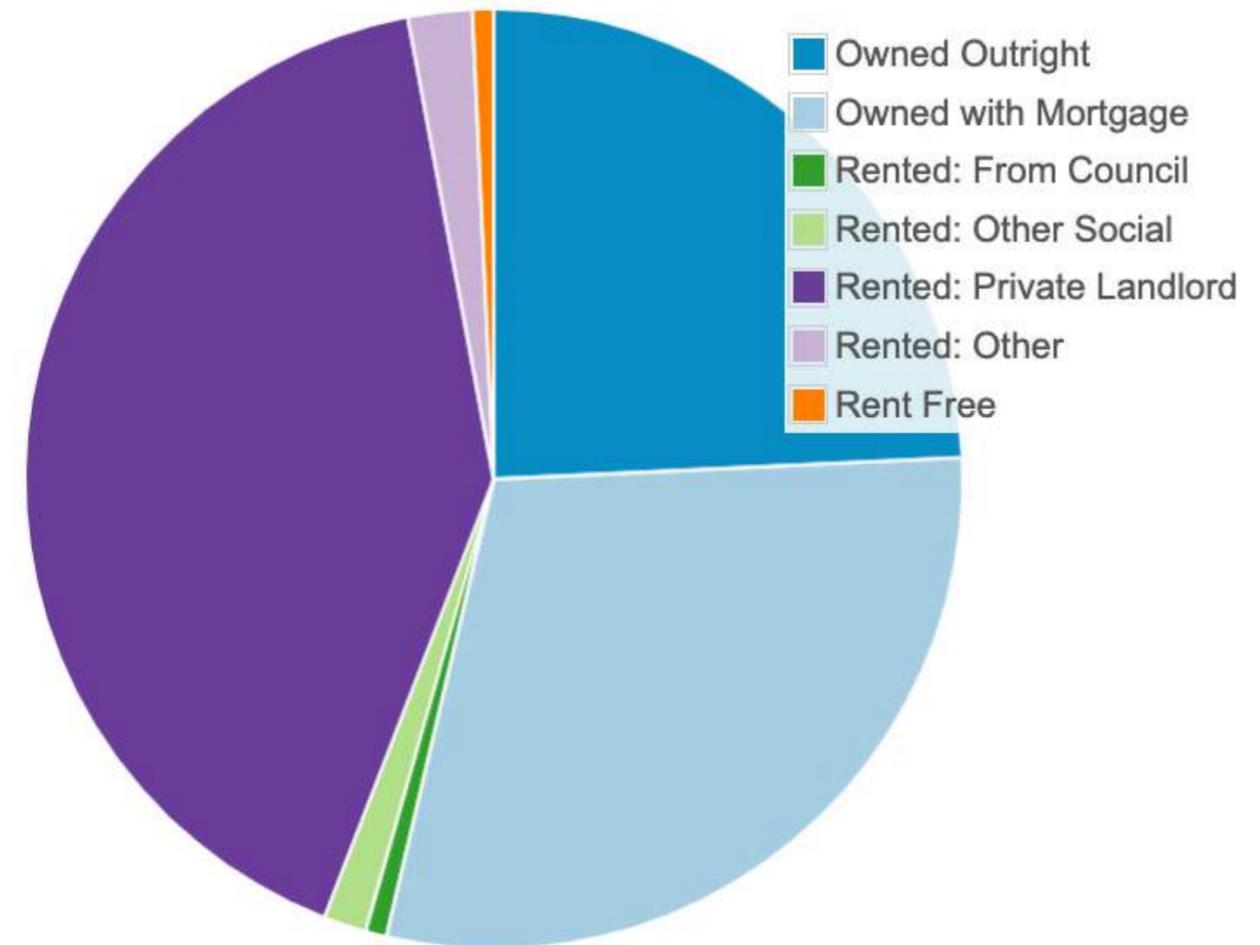
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

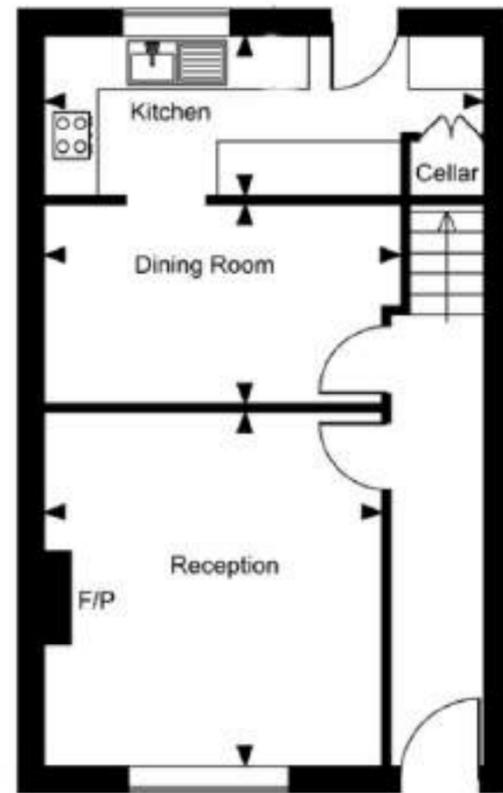
HOUSING

Housing Tenure

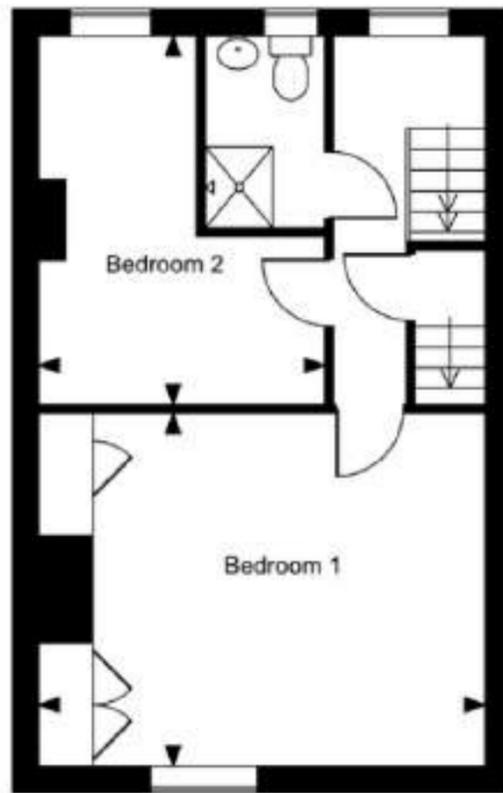
Owned Outright	33
Owned with Mortgage	40
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	2
Rented: Private Landlord <i>inc. letting agents</i>	56
Rented: Other	3
Rent Free	1
Total	136



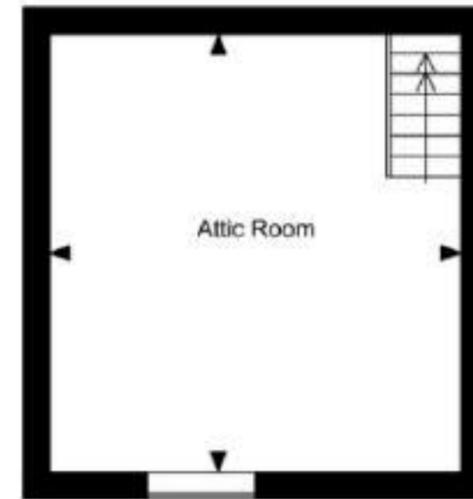
FLOOR PLAN



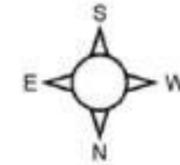
Ground Floor



First Floor



Attic



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

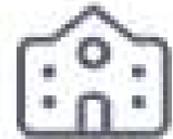
The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8679491/GRN

SCHOOL



Joseph Locke Primary School

(0.4mi.) [Good](#)



Shawlands Primary School

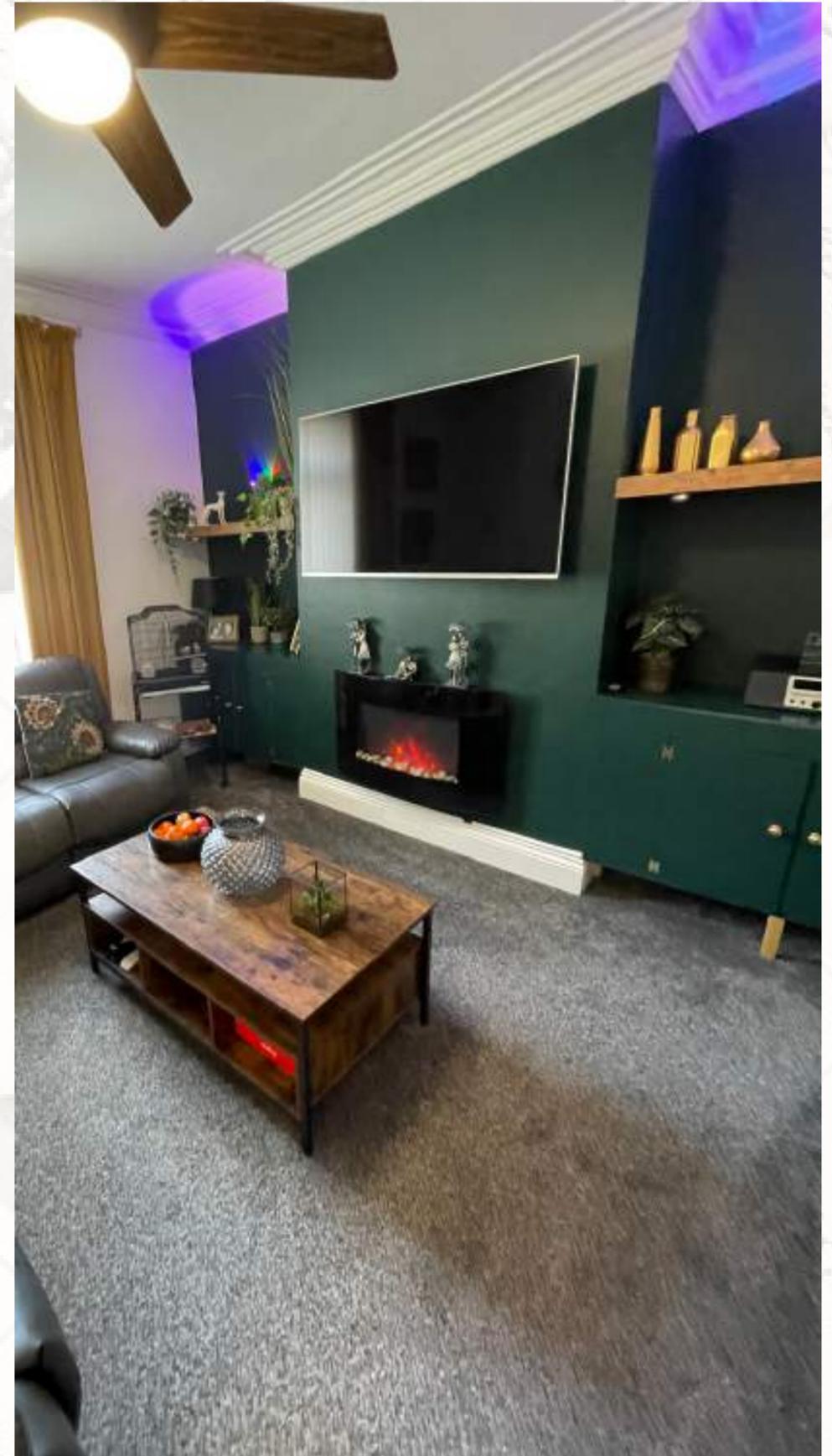
(0.4mi.) [Good](#)



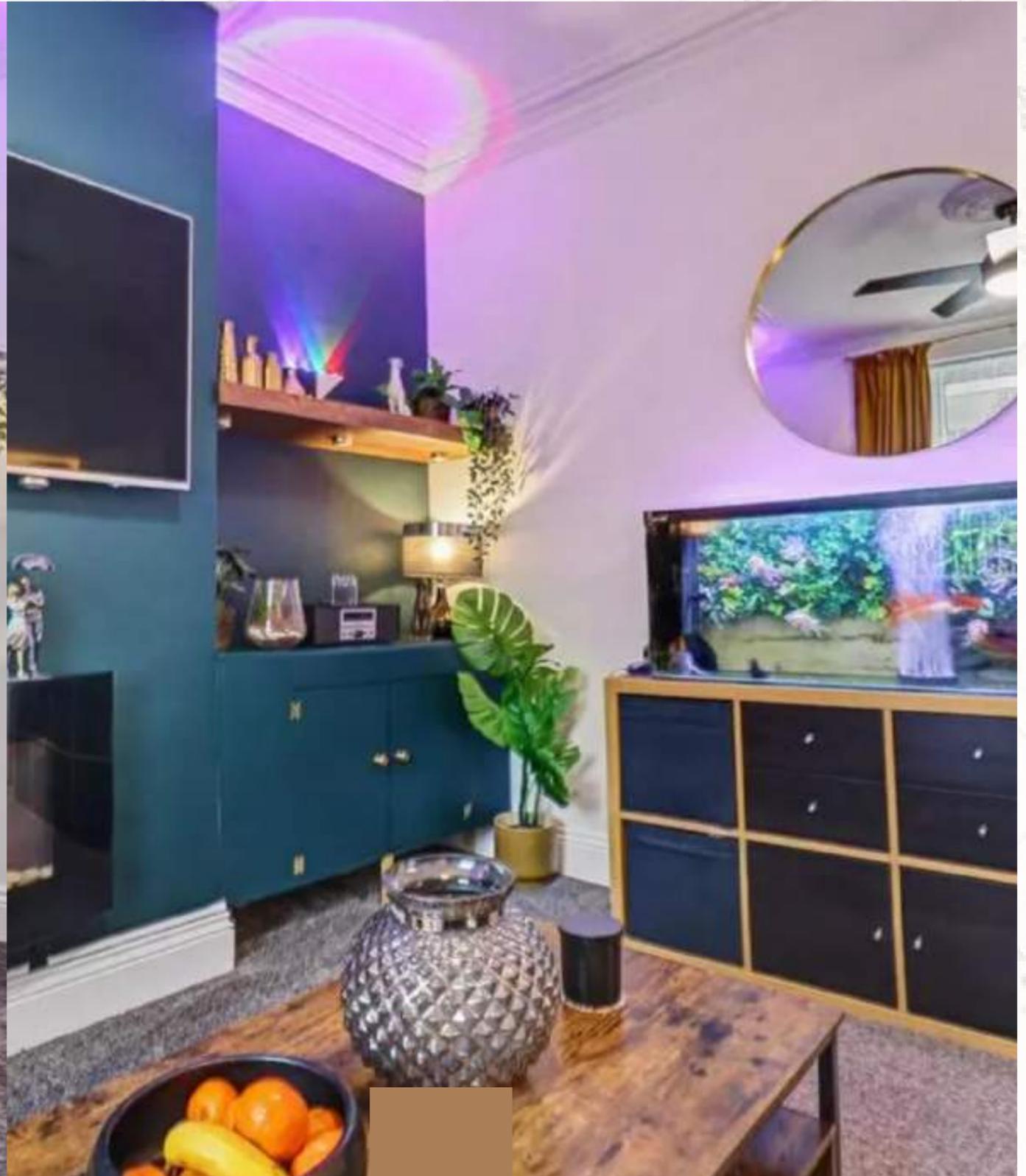
Holy Rood Catholic Primary School

(0.4mi.) [Good](#)

PICTURES



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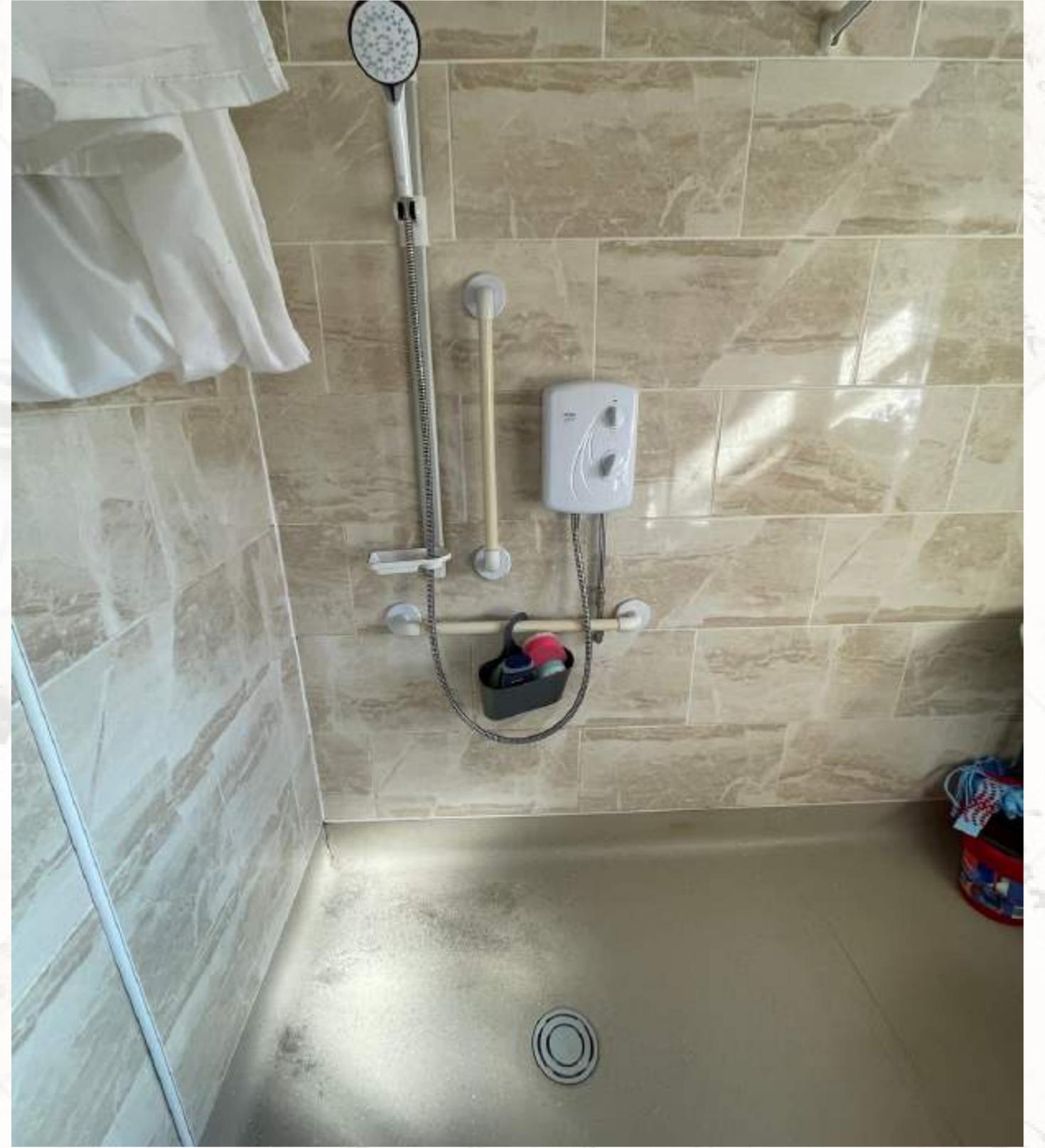
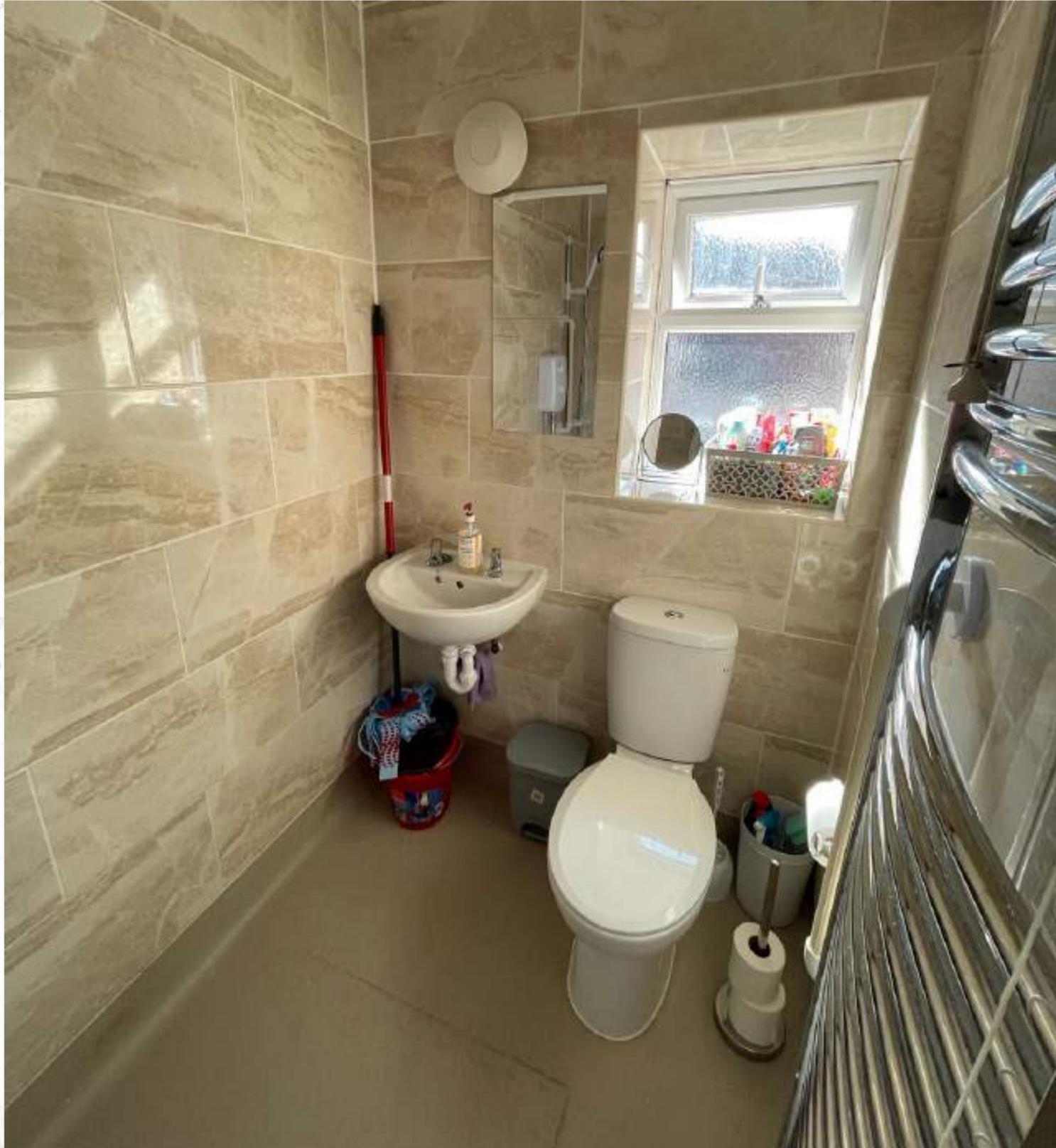
PICTURES



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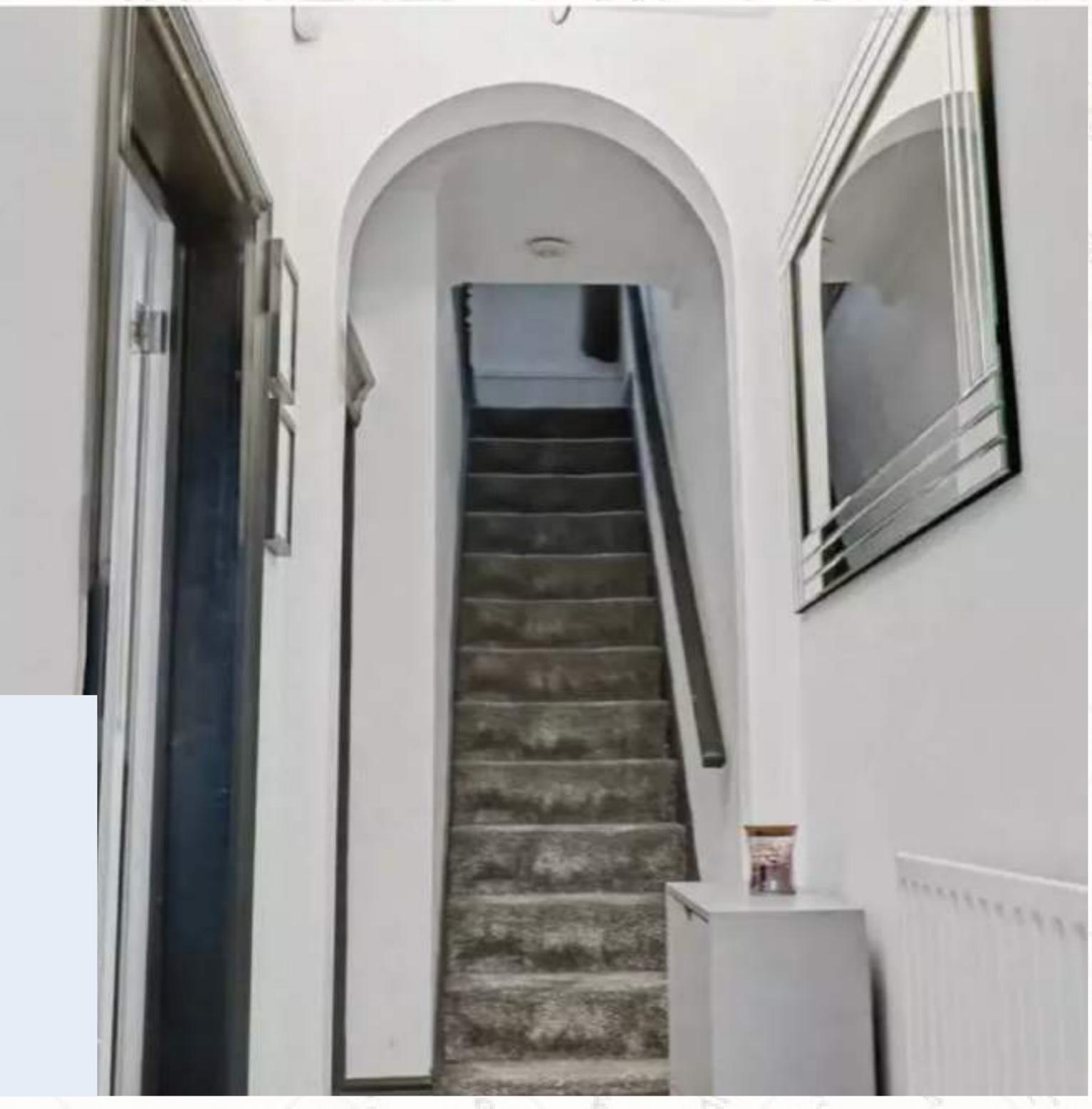
PICTURES



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SOLD HOUSE PRICES



Property valuation

19 March 2026

[Edit inputs](#) [Assumptions](#) [Download PDF](#) [Local Data](#) [Plot Map](#) [Time machine](#) [Save](#)

Property: **Terraced house** Size: **127 sqm** Bedrooms: **3** Bathrooms: **1** P
Quality: **Very high** Outdoor: **Garden** Off street parking: **0 spaces** Constructed: **1914-2000**

Sale valuation

£215,000

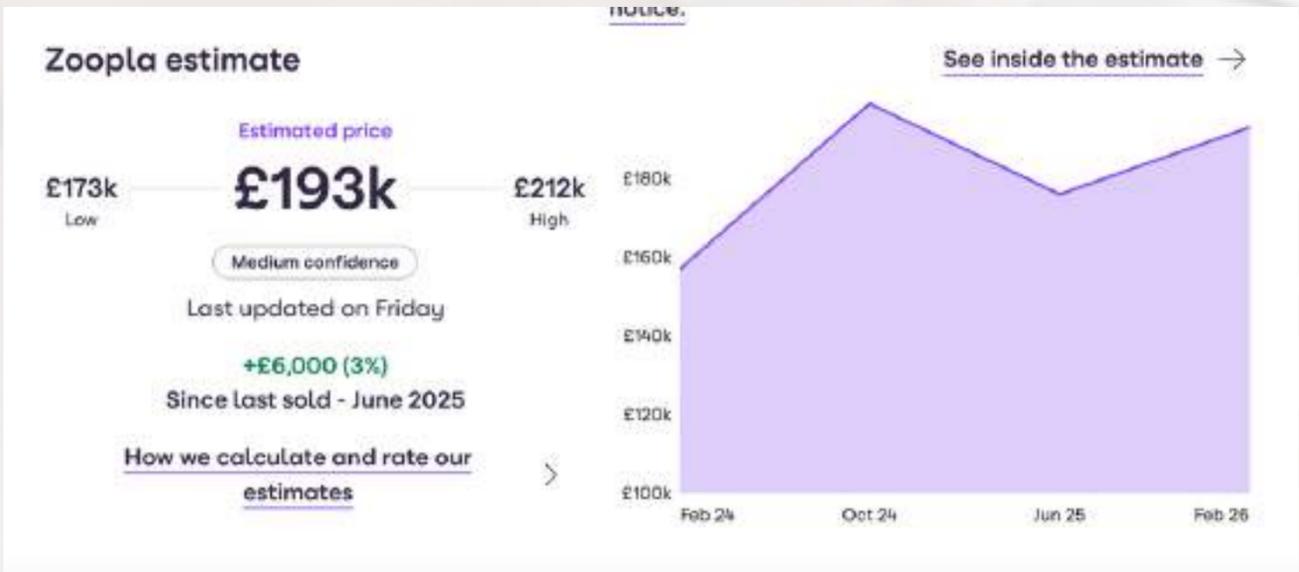
Confidence: **High** ⓘ

Rental valuation

£1,212pm

6.8% gross yield

In the last **18 months** the average sold £/sqm for similar terraced houses in a **0.11mi** radius was **£1,518/sqm**:



SOLD HOUSE PRICES

Last sold Jun 2025

£187,000

Sept 2019

£120,000

Apr 2009

£80,000

Mid terrace house 2 1 2 Freehold 104 sqm

See what it's worth today →



Terraced 2 Freehold

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

27 Jun 2025 £172,000

9 Oct 2020 £128,750



Terraced 3 Freehold

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

7 Aug 2025 £180,000

20 Nov 2020 £130,500



SOLD HOUSE PRICES



Transaction price	£225,000
Transaction date	27 September 2024
Property type	Terraced house
Internal area	105 sq metres
Measurement date	3 Aug 2020
£/sqm	£2,142/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold

No floorplan available

 Terraced  3  Freehold

Today

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

3 Oct 2025

 £195,000



RENT PRICES



£900 pcm ↔

£208 pw

Terraced 🏠 3 🚽 1

0.92 miles

Well-presented three-bedroom mid-terraced home in Barnsley town centre, close to amenities and transport links. Features two reception rooms, a modern kitchen, cellar storage, attic bedroom...

LET AGREED

Added on 17/02/2026 by Infinitus Delta, Covering Barnsley



House 🏠 3 🚽 1

0.63 miles

AVAILBLE NOW THIS WELL PRESENTED THREE BEDROOM TERRACE PROPERTY IS AVAILABLE TO VIEW NOW, The property located on the out skirts of town briefly comprises of Living room...

LET AGREED

£850 pcm ↔

£196 pw



£925 pcm ↔

£213 pw

Terraced 🏠 3 🚽 1

0.08 miles

Welcome to this charming three-bedroom terraced house located on Spencer Street in Barnsley. This delightful property, built in 1900, offers a perfect blend of modern living and traditional...

LET AGREED



£1,100 pcm ↔

£254 pw

Terraced 🏠 3 🚽 1

0.26 miles

Well-presented family home on Princess Street, Barnsley, offering comfortable living space in a convenient location near the town centre.

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

Canva

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Dawid Dowbusz

