



Houseell

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



DONCASTER



MORTGAGE



DETAILS

Building type

3 Bed Semi-detached

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	£140 000
Refurbishment	£14 700
Stamp Duty (5% up to 125K and 7% up to 250k)	£7 300
Legal fees	£3 000
Done Up Value (DUV)	£187 500
Final Rent	£1000
ROE	~20%
YIELD	~8.5%
TOTAL INVESTMENT COST (BTL)	~£61 000
Sourcing Fee	£4 250
Project Management Fee	£4 000

REFURB

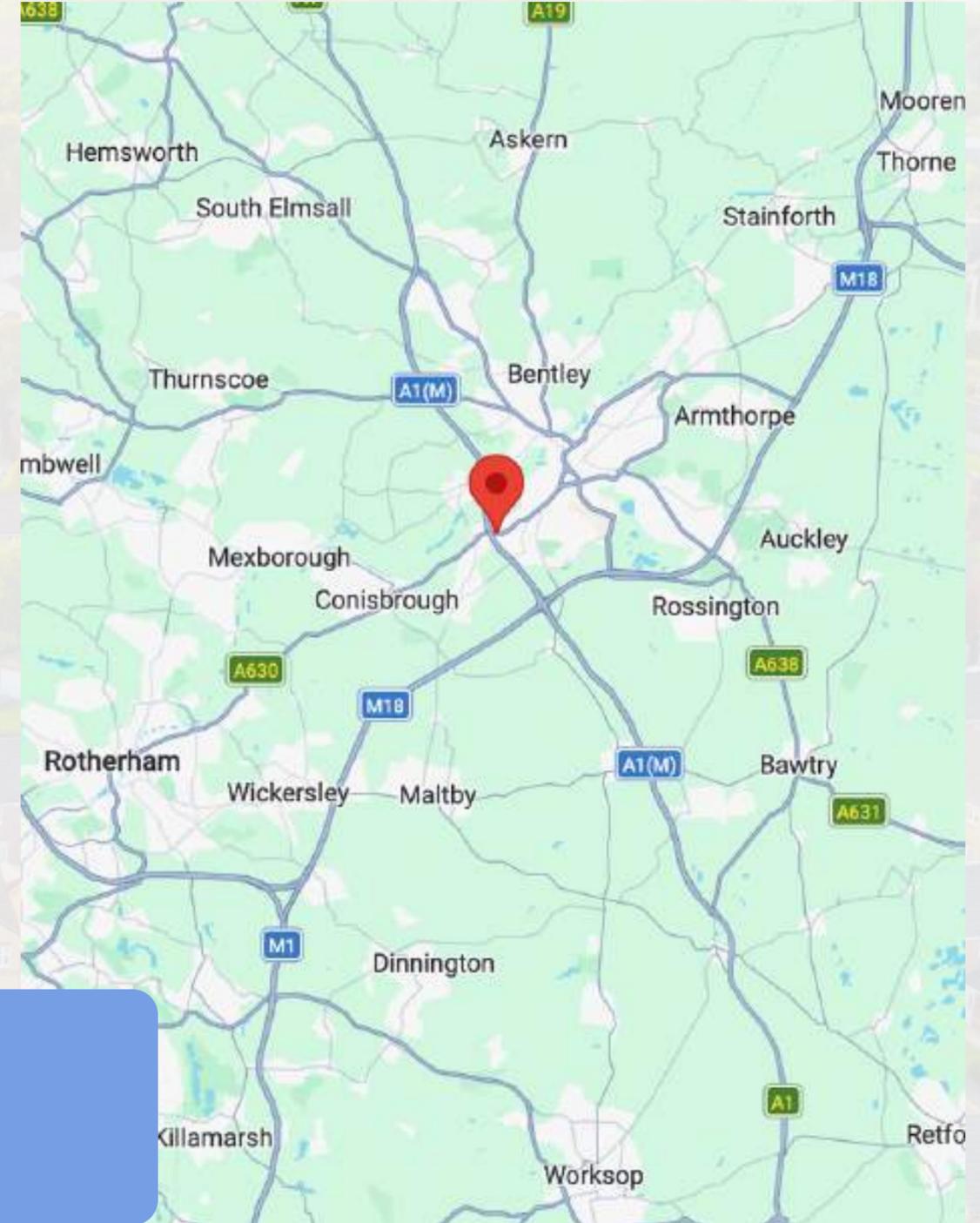
- Kitchen refresh
- New flooring downstairs
- New carpets
- Bathroom refresh
- New alarms
- Easy fill where necessary
- Painting
- Painting some doors
- New radiator in the room
- Fuse box
- Fixing damp by the window
- Shed demolition
- New window in the bathroom downstairs
- Certificates

3 bed semi detached

Doncaster is a city in South Yorkshire, England. It had a population of 308,100 in the 2021 United Kingdom census. It is situated on the River Don and is bordered by Rotherham to the southwest, Barnsley to the west, and North Lincolnshire to the east.

Doncaster 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, Bassetlaw, and Selby, as well as North Lincolnshire and East Riding of Yorkshire.

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

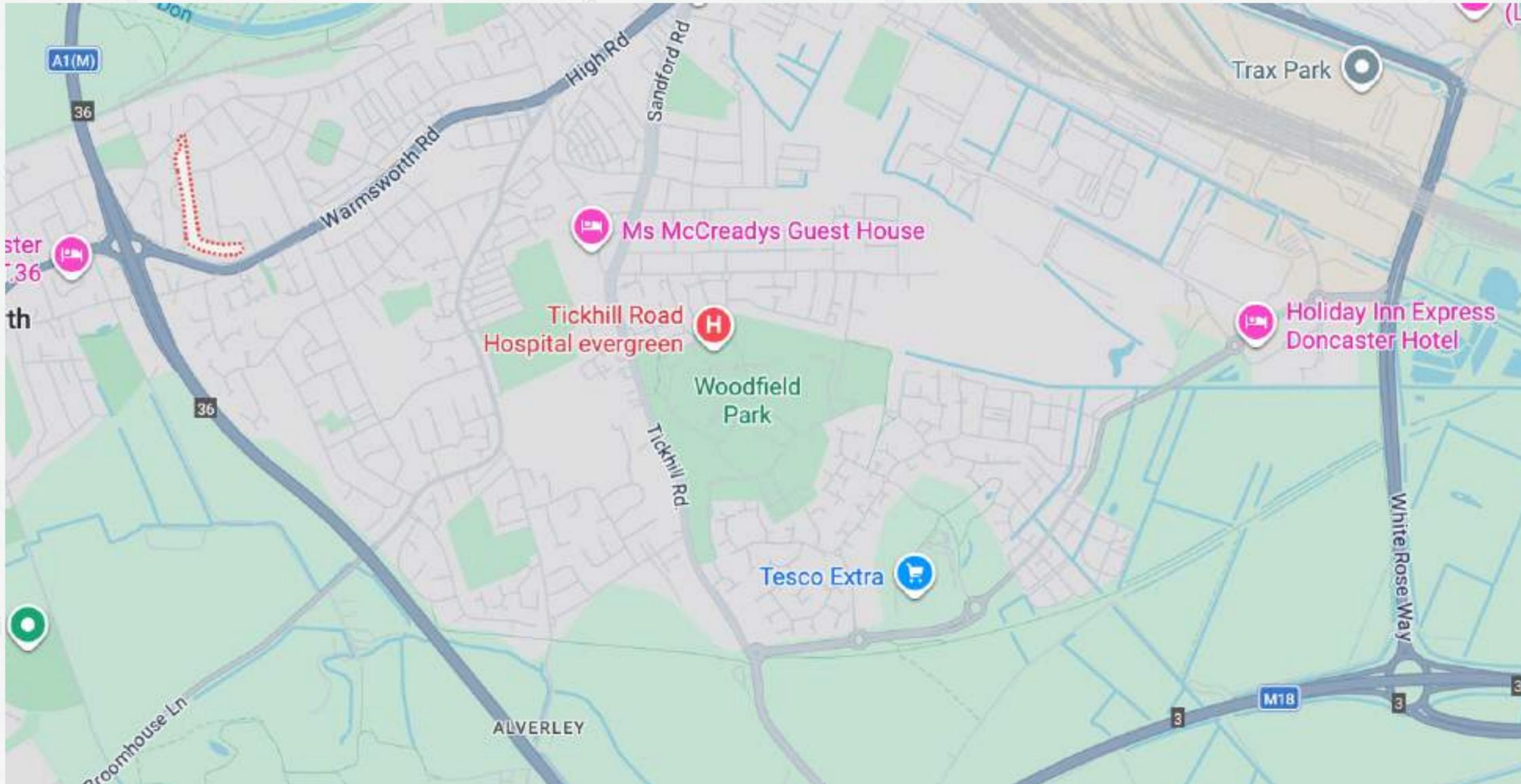


DONCASTER

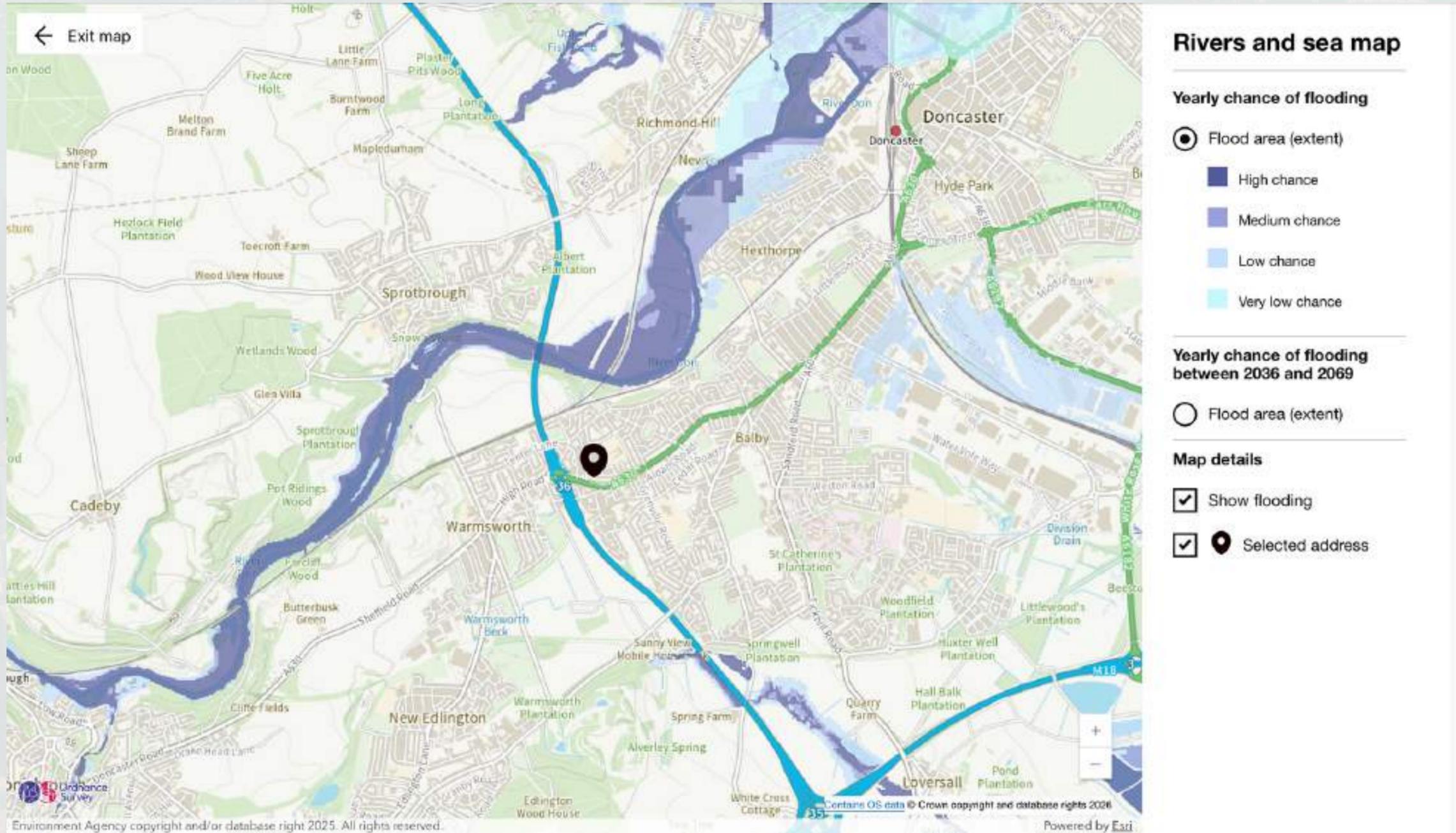


£140,000

LOCATION



FLOOD



BUS / TRAIN

Nearby Transport

61
Total Stops

Bus Stops 15

- Warmsworth Road/Grosvenor Crescent **2**
0.1km
- Church Lane/Guest Lane
0.2km
- Warmsworth Road/St Thomas's Close **2**
0.2km
- Tenter Lane/Church Lane
0.3km
- Church Lane/Melrose Close
0.3km
- Church Lane/Douglas Road
0.4km
- Warmsworth Road/Austen Avenue
0.4km
- Warmsworth Road/Ivanhoe Road
0.4km
- Tenter Lane/Coldstream Avenue **2**
0.4km
- St Peters Road/Waverlev Avenue

Nearby Stations

61
Total Stops

Metro/Underground Platform 3

- Parkgate To Sheffield
13.1km
- Rotherham Station To Sheffield
14.8km
- Rotherham Station To Parkgate
14.8km

Rail Station Entrance 14

- Doncaster Rail Station
3.1km
- Conisbrough Rail Station
4.4km
- Bentley (S Yorks) Rail Station
4.9km
- Mexborough Rail Station
7.8km
- Adwick Rail Station
7.9km
- Swinton (South Yorks) Rail Station
9.0km
- Bolton-Upon-Deerne Rail Station
9.4km
- Kirk Sandall Rail Station
9.5km
- Goldthorpe Rail Station
10.0km
- Thurnscoe Rail Station

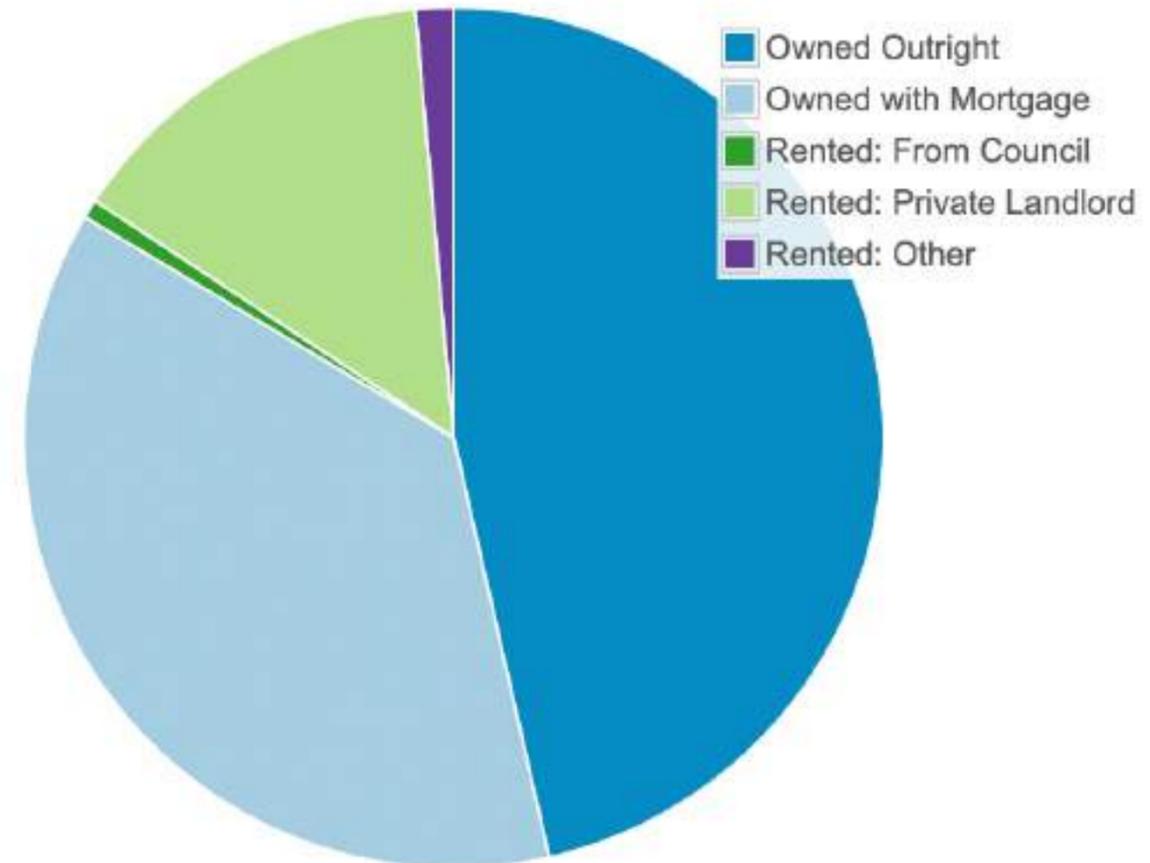
EPC

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

HOUSING

Housing Tenure

Owned Outright	65
Owned with Mortgage	52
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	20
Rented: Other	2
Rent Free	0
Total	140



SCHOOLS

Nearest Schools

 **Waverley Academy**
State School

0.1 miles >

 **The Mallard Academy**
State School

0.4 miles >

 **Mallard Primary School**
State School

0.4 miles >

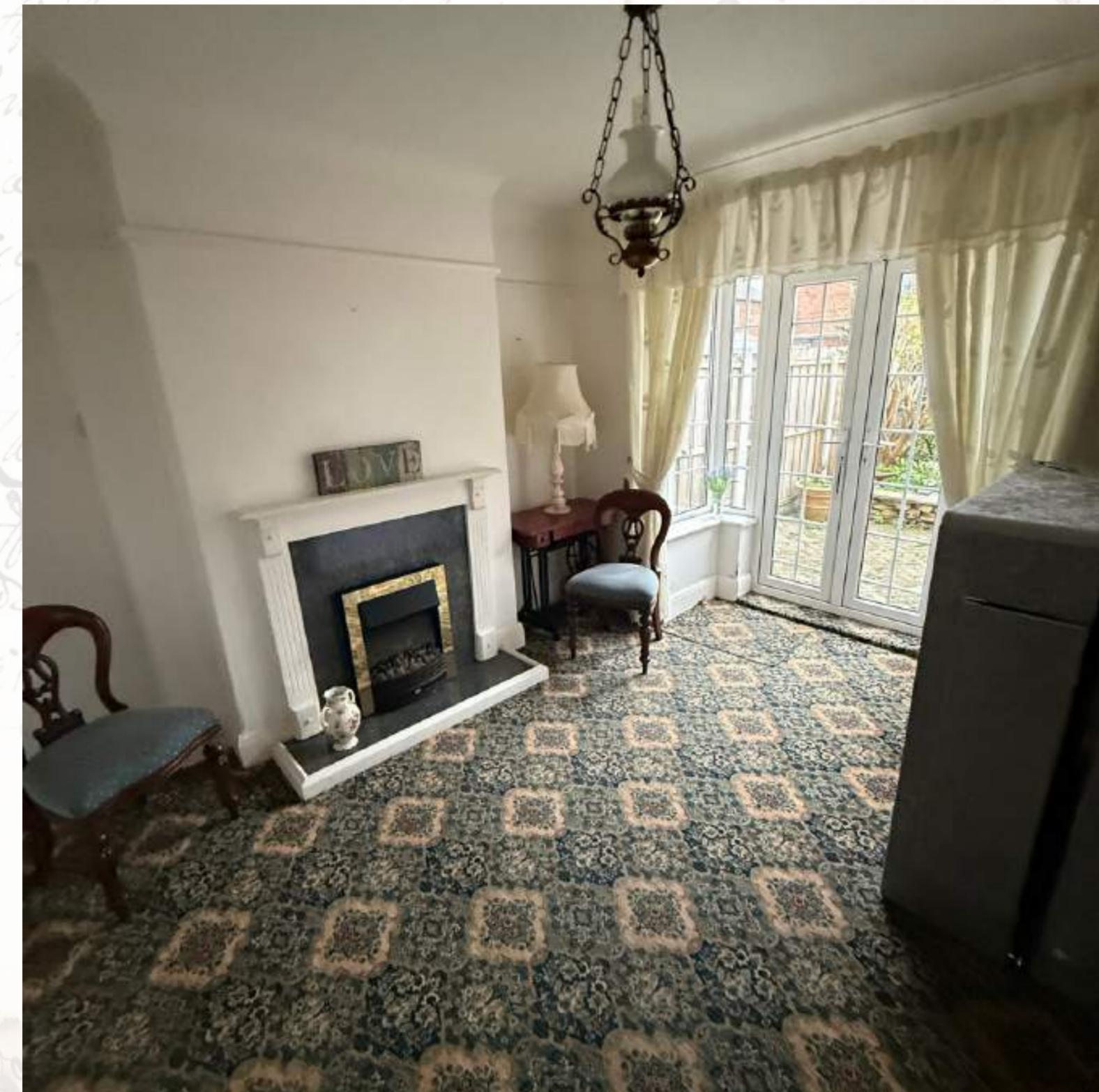
 **Maple Medical PRU**
Type: N/A

0.4 miles >

PICTURES



PICTURES



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PICTURES



SOLD HOUSE PRICES

26, Grosvenor Crescent, Warmsworth, Doncaster DN4 9NL

Semi-Detached 3 Freehold



17, Kelso Drive, Warmsworth, Doncaster DN4 9NY

Semi-Detached 3 Freehold



No other historical records.



17, Ruthven Drive, Warmsworth, Doncaster DN4 9NU

Semi-Detached 3 Freehold



No other historical records.



82, Wivelsfield Road, Balby, Doncaster DN4 0UT

Semi-Detached 3 Freehold



RENTAL PRICES



3 Bed Semi-Detached House, Norbreck Road, DN4

Let Agreed
£1,200 pcm
£276.92 pw

Let agreed

Property reference: 2731813

Meet the Landlord



Pete M.
Response Rate: 100%
Response Time: Within 5 Days

Report Listing



3 Bed Semi-Detached House, Harvest Close, DN4

Let Agreed
£985 pcm
£227.31 pw

Let agreed

Property reference: 2828148

Meet the Landlord



Luke S.
Verified
Response Rate: 100%
Response Time: Within 3 Hours

Report Listing



3 Bed Semi-Detached House, Sheppard Road, DN4

Let Agreed
£1,000 pcm
£230.77 pw

Let agreed

Property reference: 1857828

Meet the Landlord



Simon H.
Verified
Response Rate: 100%
Response Time: Within 3 Hours

Report Listing



3 Bed Semi-Detached House, Suffolk Road, DN4

Let Agreed
£1,025 pcm
£236.54 pw

Let agreed

Property reference: 2548814

Meet the Landlord



Dan A.
Response Rate: 100%
Response Time: Within 2 Days

Report Listing

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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