



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



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

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	£130 000
Refurbishment	£24 600
Stamp Duty (5% up to 125K and 7% up to 250k)	£6 600
Legal fees	£3 000
Done Up Value (DUV)	£187 500
Final Rent	£985
ROE	~20%
YIELD	~9%
TOTAL INVESTMENT COST (BTL)	~£68 000
Sourcing Fee	£4 250
Property Management Fee	£4 000

REFURB

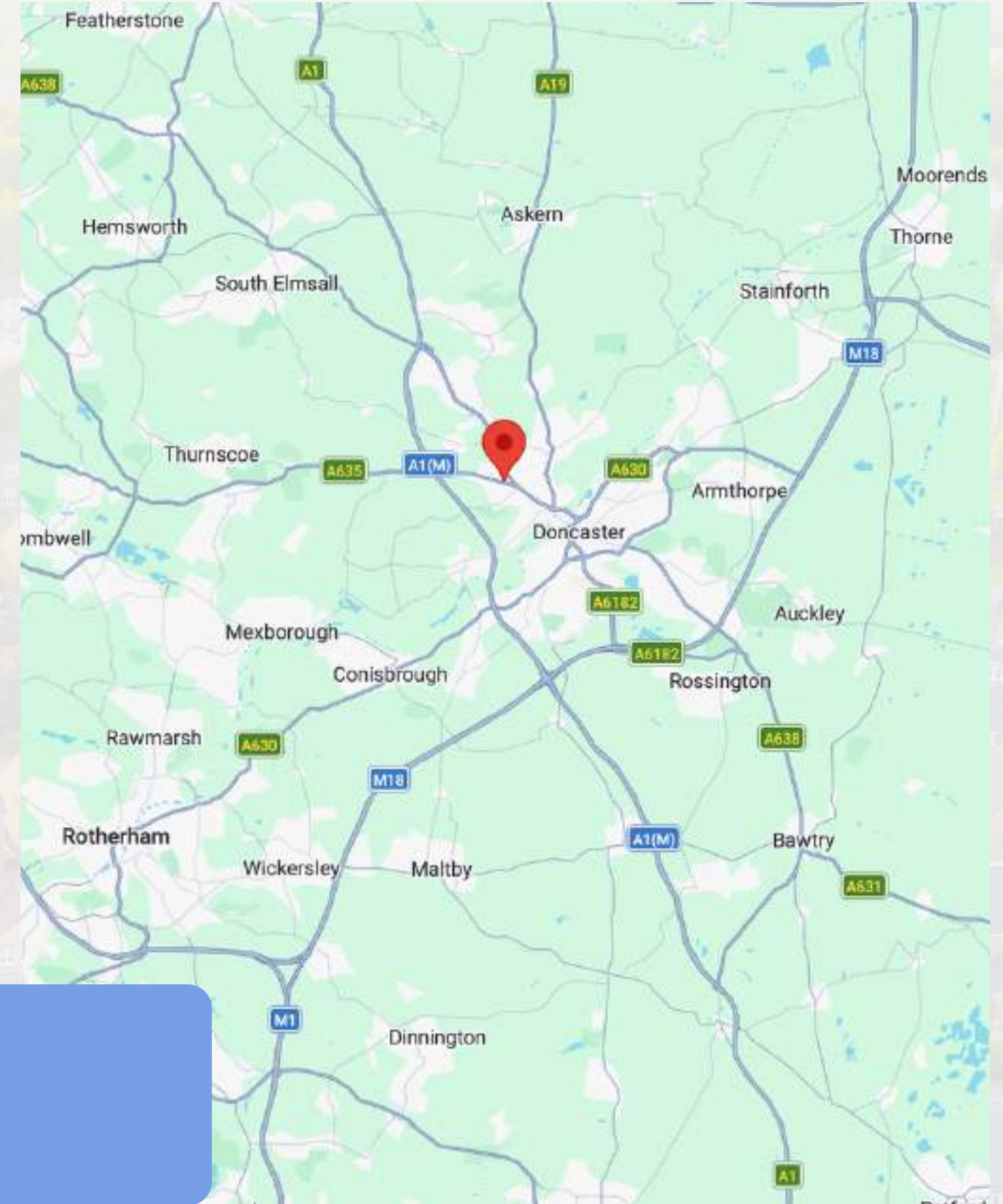
- Kitchen refresh including ceiling
- New flooring downstairs
- Carpet removal
- New carpets
- Bathroom removal
- New bathroom fittings
- Bathroom flooring
- Bathroom splashback
- Wallpaper removal
- Skimming
- Painting
- Fuse box
- Some new sockets
- Damp
- Certificates

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.

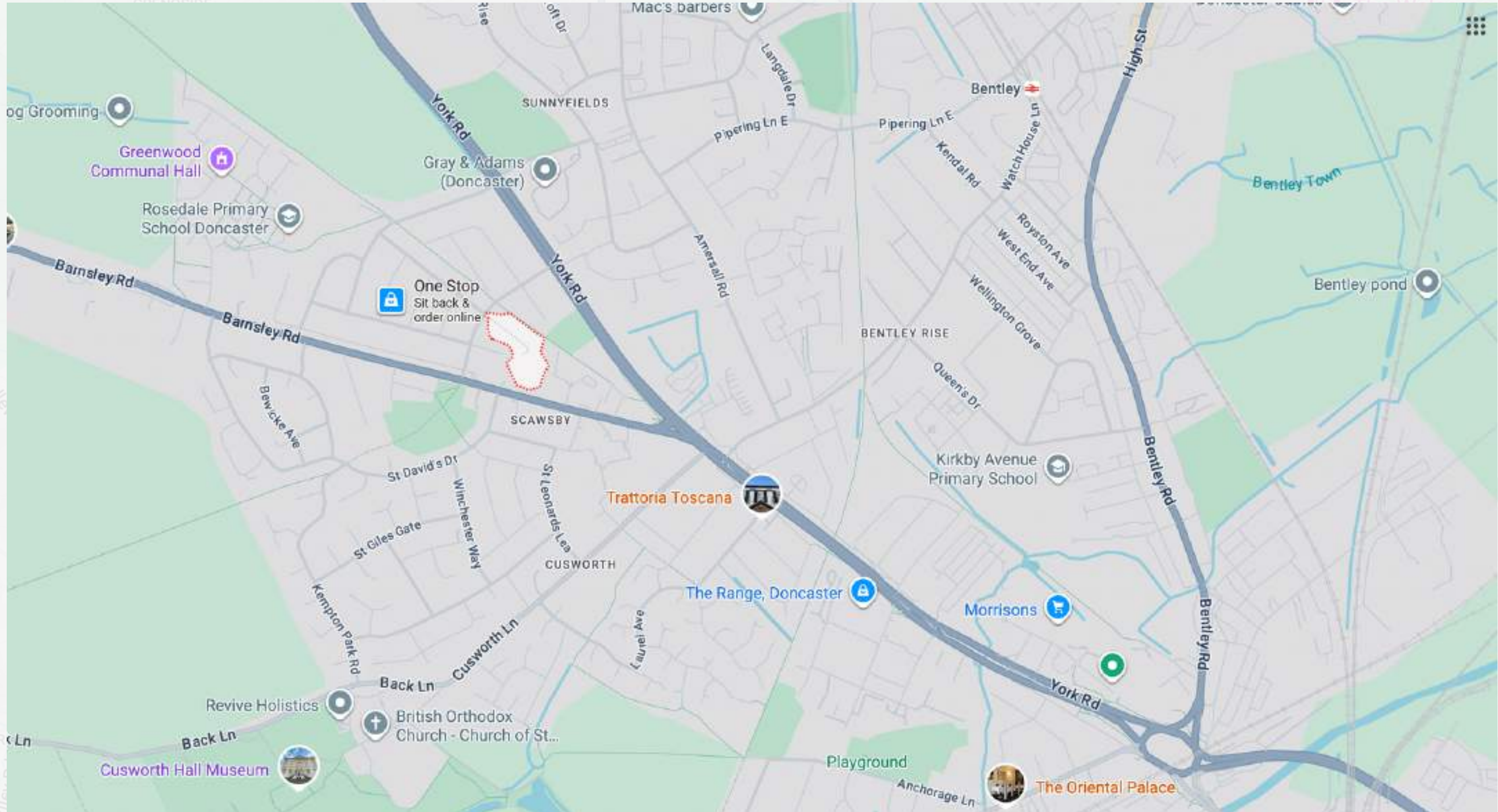


DONCASTER



£130,000

LOCATION



FLOOD

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069


Very low

Low

Medium

High


BUS / TRAIN

 **Nearby Transport**

59
Total Stops

Bus Stops 16

- **Barnsley Road/Sledmere Road** 2
0.2km
- **York Road/Alwyn Avenue** 2
0.2km
- **St David's Drive/Barnsley Road**
0.2km
- **St David's Drive/Colchester Court**
0.3km
- **York Road/Barnsley Road**
0.3km
- **Barnsley Road/York Road**
0.3km
- **York Road/Pipering Lane West**
0.3km
- **York Road/Stanley Road**
0.4km
- **Barnsley Road/Sherwood Avenue**
0.4km
- **St David's Drive/St Clement's Close**

 **Nearby Stations**

59
Total Stops

PLT 1

- **Parkgate To Sheffield**
15.7km

RLY 15

- **Bentley (S Yorks) Rail Station**
1.4km
- **Doncaster Rail Station**
2.7km
- **Adwick Rail Station**
3.8km
- **Kirk Sandall Rail Station**
6.9km
- **Conisbrough Rail Station**
7.0km
- **Thurnscoe Rail Station**
9.2km
- **Goldthorpe Rail Station**
9.5km
- **Mexborough Rail Station**
9.5km
- **Bolton-Upon-Dearne Rail Station**
9.6km
- **South Elmsall Rail Station**

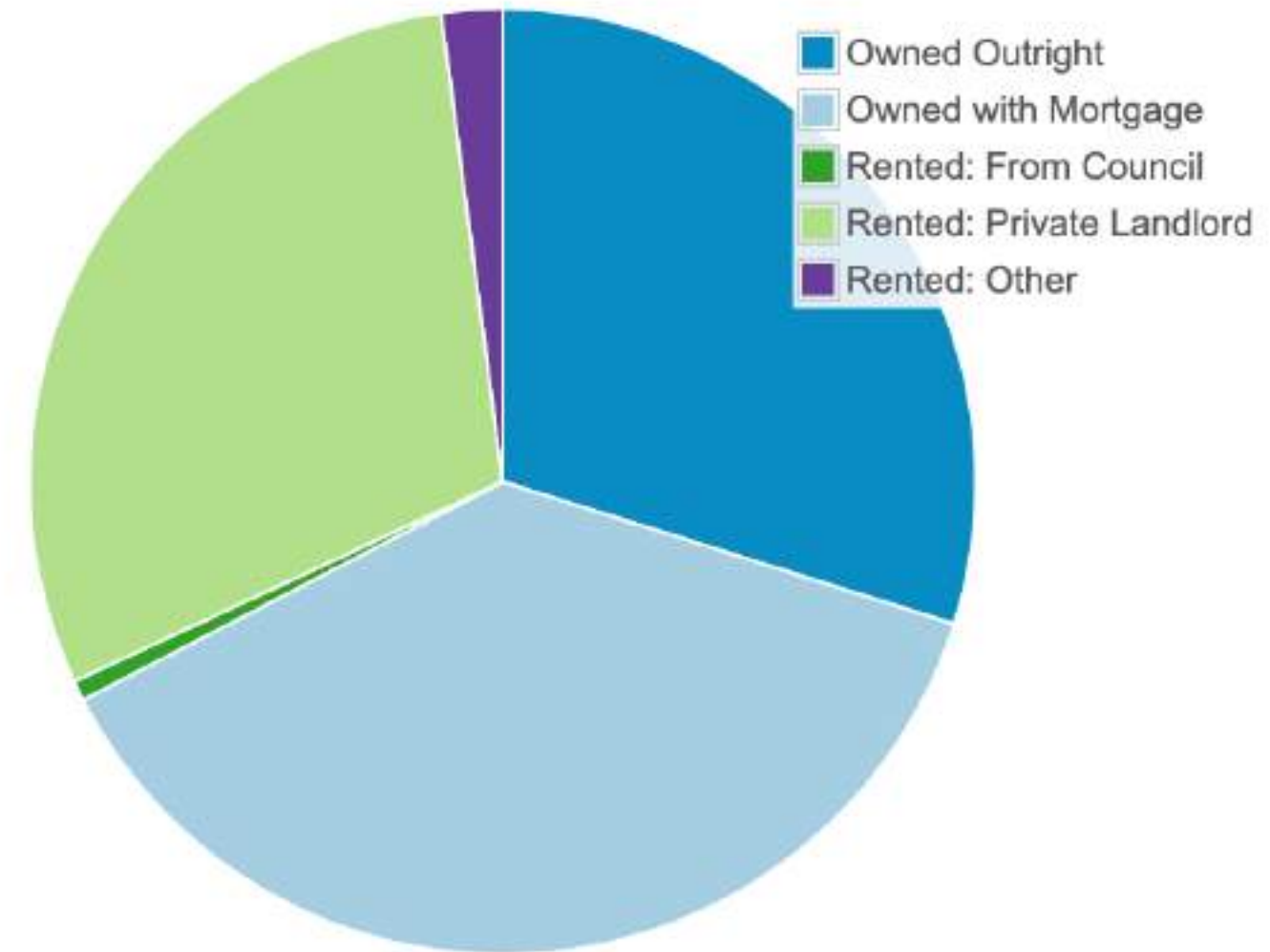
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

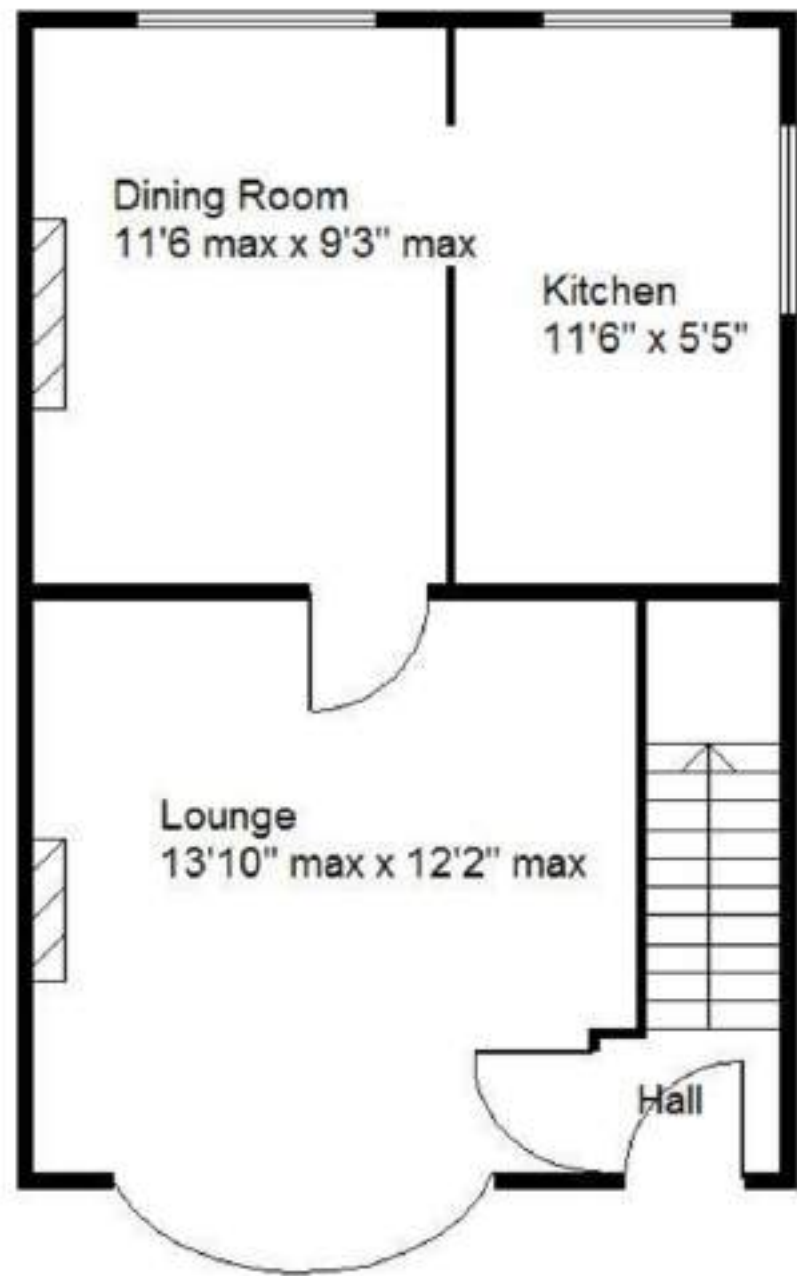
HOUSING

Housing Tenure

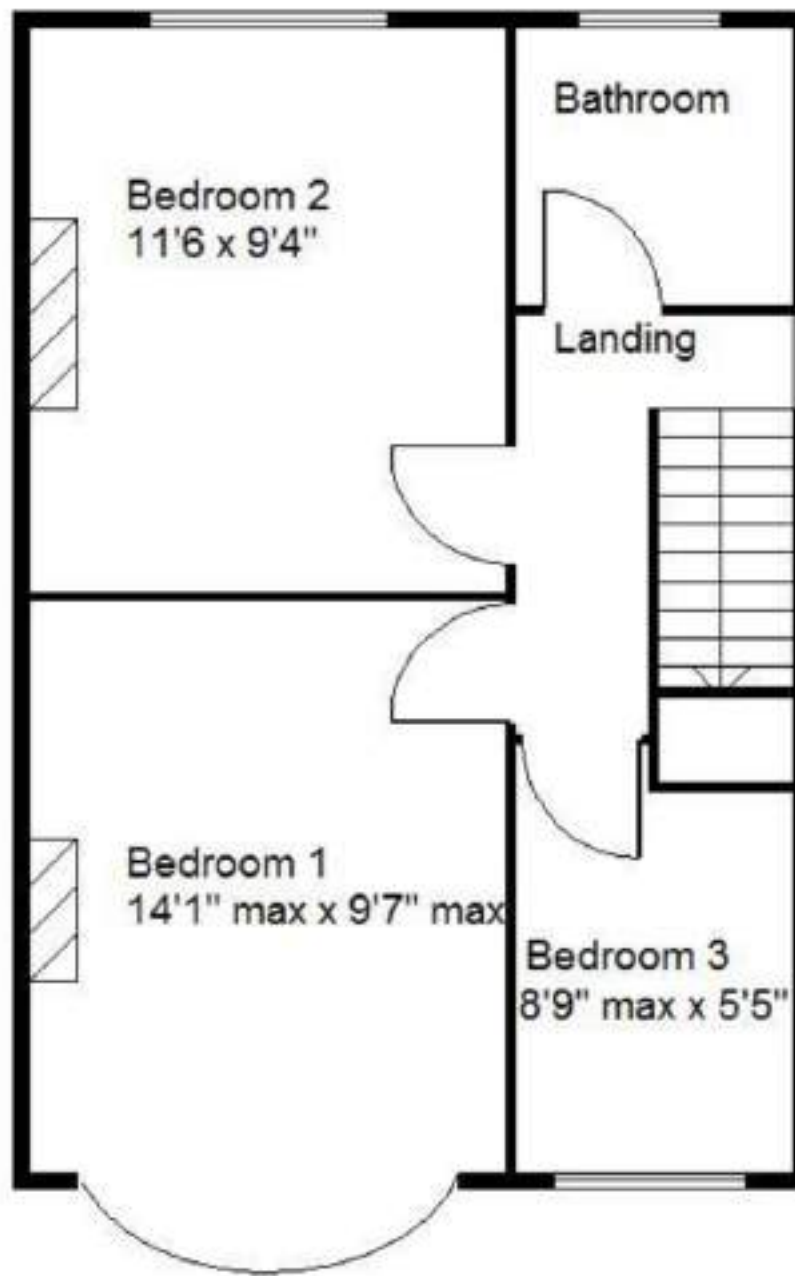
Owned Outright	43
Owned with Mortgage	54
Shared Ownership	0
Rented: From Council	1
Rented: Other Social	0
Rented: Private Landlord <i>inc. letting agents</i>	43
Rented: Other	3
Rent Free	0
Total	144



FLOOR PLAN







Ground Floor



First Floor

SCHOOLS

NEAREST SCHOOLS

- | | |
|---|-----------|
|  Scawsby Saltersgate Infant School
State School Ofsted: Good | 0.2 miles |
|  Scawthorpe Sunnyfields Primary School
State School Ofsted: Good | 0.2 miles |
|  Rosedale Primary School
State School Ofsted: Good | 0.3 miles |
|  Don Valley Academy
State School Ofsted: Good | 0.5 miles |

PICTURES



PICTURES



PICTURES



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PICTURES



SOLD HOUSE PRICES

9, Richmond Road, Scawsby, Doncaster DN5 8TB

 Semi-Detached  3  Freehold

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

6 Jun 2025  £185,000

20 Jun 2024  £122,000

No other historical records.



23, St Leonards Lea, Cusworth, Doncaster DN5 8NH

 Semi-Detached  3  Freehold

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

12 Nov 2025  £216,000

22 Apr 2016  £141,000

 View +2 more



16, St Christophers Crescent, Cusworth, Doncaster DN5 8NY

 Semi-Detached  3  Freehold

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

6 Jun 2025  £250,000

16 Sep 2016  £130,000



70, Westerdale Road, Scawsby, Doncaster DN5 8RD

 Semi-Detached  3  Freehold

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

31 Mar 2025  £172,000

No other historical records.



SOLD HOUSE PRICES

46, Malton Road, Scawsby, Doncaster DN5 8SG

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



Transaction price	£185,000
Transaction date	14 February 2025
Property type	Semi-detached house
Internal area	71 sq metres
Measurement date	2 Feb 2016
£/sqm	£2,605/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,407
Energy efficiency	D 56

No floorplan available

Estimated price

£189k
Low

£199k

£209k
High

High confidence

9, Richmond Road, Doncaster DN5 8TB

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

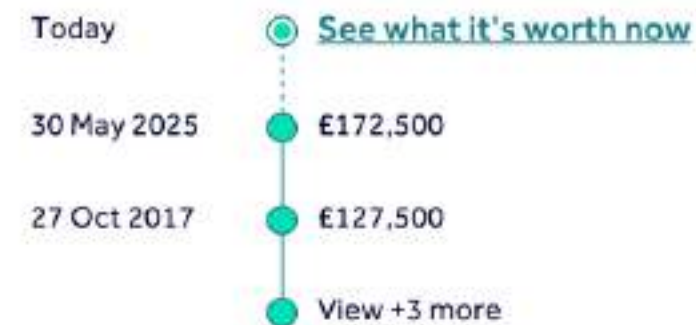


Transaction price	£185,000
Transaction date	6 June 2025
Property type	Semi-detached house
Internal area	71 sq metres
Measurement date	30 Nov 2023
£/sqm	£2,605/sqm
Num bedrooms	1
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,407
Energy efficiency	D 63

No floorplan available

85, Richmond Road, Scawsby, Doncaster DN5 8SX

[Semi-Detached](#) [3](#) [Freehold](#)



RENTAL PRICES




3 Bed Semi-Detached House, Melling Avenue, DN5

Let Agreed
£995 pcm
£229.62 pw

Let agreed

Property reference: 2748839

Meet the Landlord


Pauline C.
VERIFIED

Response Rate: 100%
Response Time: Within 16 Hours

Report Listing



3 Bed Semi-Detached House, Rosedale Road, DN5

3 bedrooms 1 bathroom 3 tenants max. Doncaster

Let Agreed
£925 pcm
£213.46 pw

Let agreed

Property reference: 2556848

Meet the Landlord


Nd Real Estate D.
VERIFIED

Response Rate: 98%
Response Time: Within 2 Days

Report Listing



Rochester Row, Scawsby, Doncaster DN5 8PE

Rented

Asking price on 17 Dec 2025

£995 Reduced

Links

PaTMa data Portal

3x 1x
Listed from 9 Nov 2025 for 38 days
Distance 0.63km



Northfield Road, Sprotbrough, DN5 8LY Rented

Asking price on 12 Nov 2025

£1,250 Never changed

Links

PaTMa data Portal

3x 1x
Listed from 5 Nov 2025 for 7 days
Distance 1.49km
Area 130 sqm
Price per area £10 per sqm




3 Bed Semi-Detached House, Northfield Road, DN5

Let Agreed
£1,100 pcm
£253.86 pw

Let agreed

Property reference: 278854

Meet the Landlord


Nd Real Estate D.
VERIFIED

Response Rate: 98%
Response Time: Within 2 Days

Report Listing

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About property

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