



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?**

SINGLE LET PROJECT

2 BED TERRACED HOUSE



BARNSLEY



MORTGAGE



DETAILS

Building type	2 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	£83 000
Refurbishment	£25 520
Stamp Duty (5% up to 125K and 7% up to 250k)	£4 150
Legal fees	£3 000
Done Up Value (DUV)	£122 000
Final Rent	£775
ROE	~19%
YIELD	~11%
TOTAL INVESTMENT COST (BTL)	~£54 500
Sourcing Fee	£4 250
Project Management Fee	£4 000

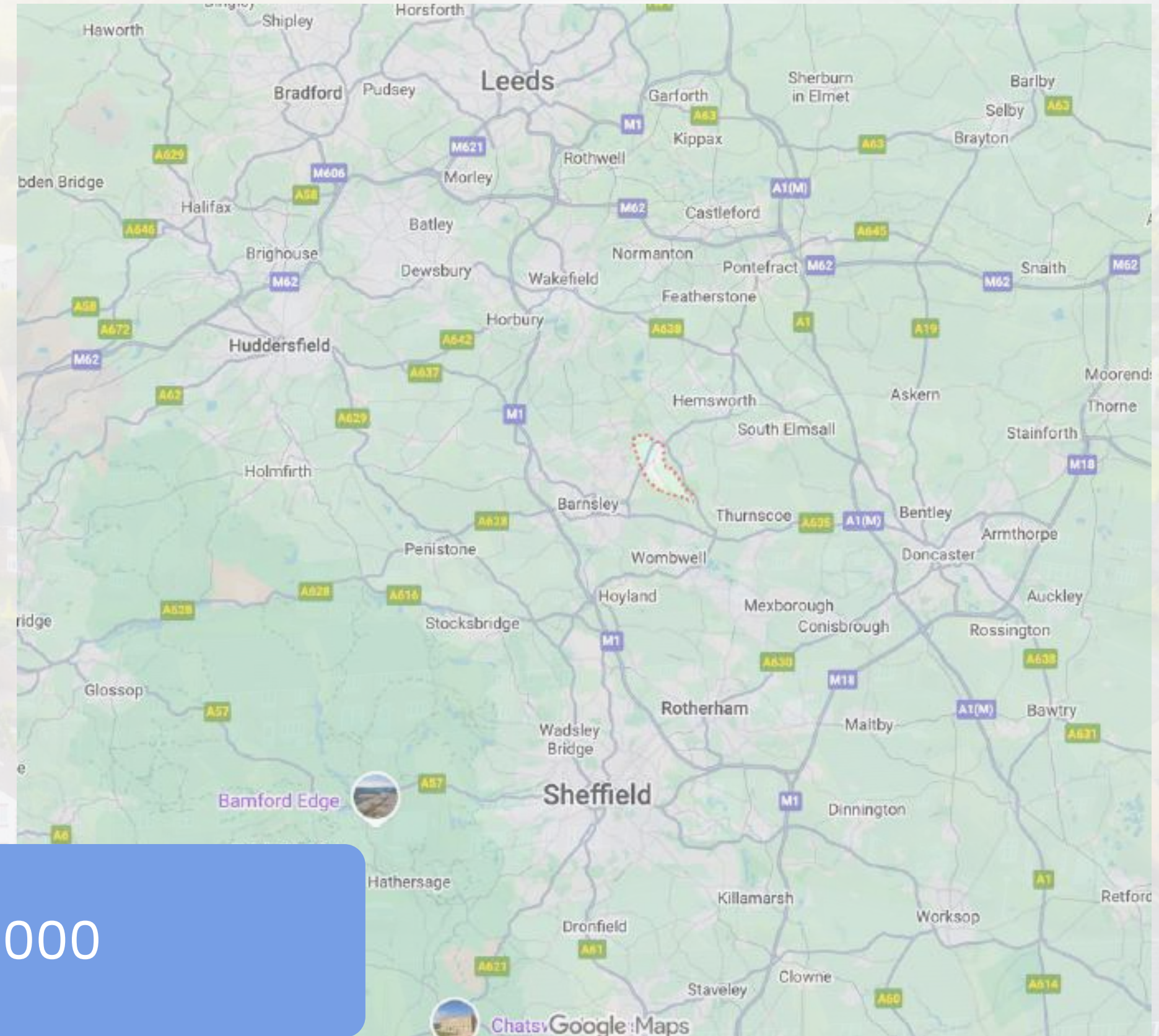
REFURB

- Full property cleaning (prep for renovation)
- Stairs fixing
- Dump proofing-tanking membrane
- Wooden gutter replacement
- Laminate ground floor and carpets upstairs included landing and stairs
- New bathtub and toilet, bathroom extractor
- Painting (entire property) with skirtings (1xroom)
- Cupbord refresh
- Fusebox
- New radiators (x2)
- New Kitchen
- Garden trimming and fence panels
- Final Deep Cleaning
- Skip hire/Alarms (monoxide & heat)/ Certificates (,EIC/EICR, GAS,EPC)

2 bed terraced house

Barnsley, South Yorkshire – Investment Overview (BTL)
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.



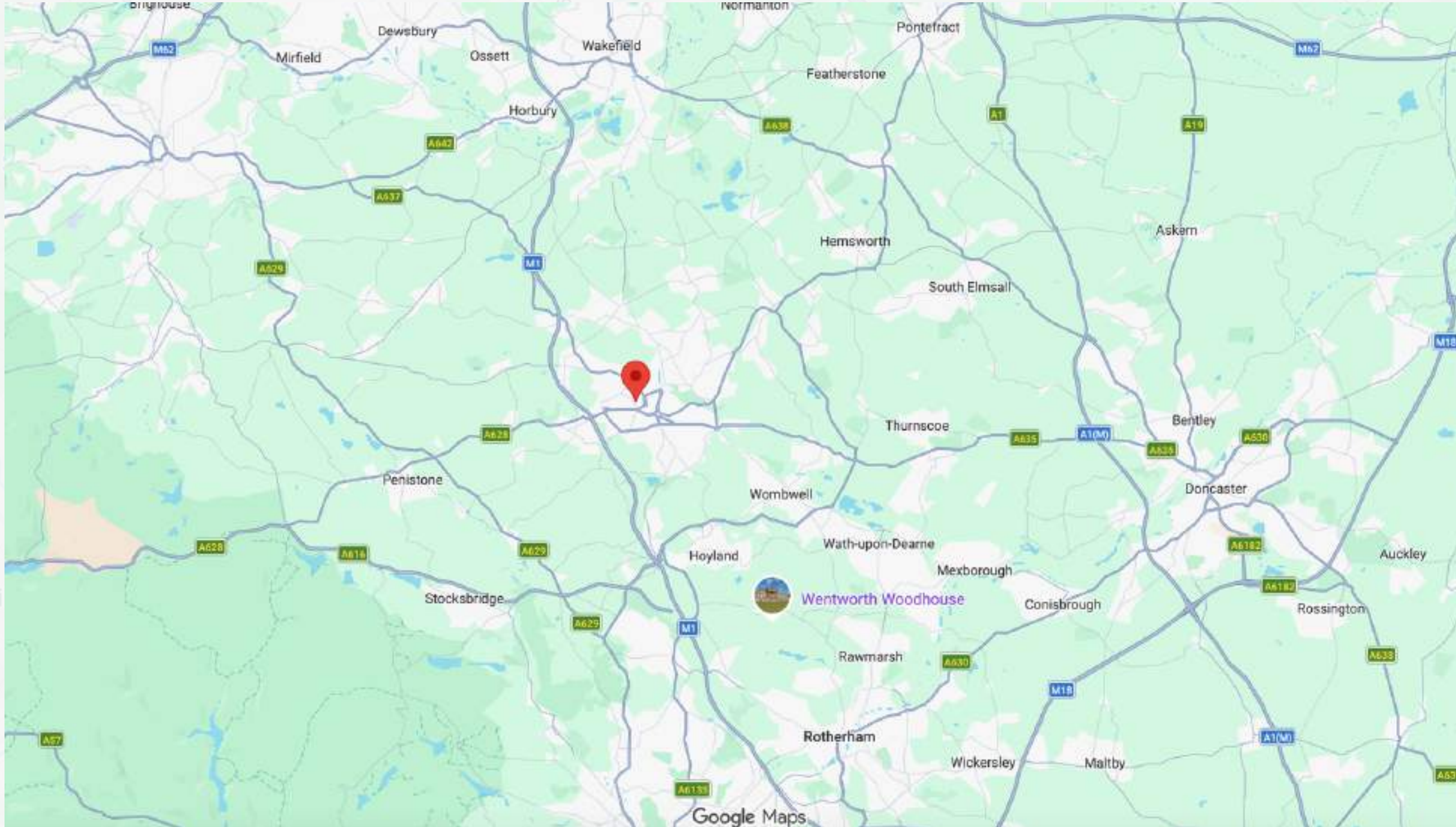
BARNLSLEY



£83 000

Chats Google Maps

LOCATION



FLOOD

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

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

65
Total Stops

Bus Stops 18

- Summer Lane/Welbeck Street
0.1km
- Gawber Road/Haverdale Rise
0.1km
- Summer Lane/Queens Avenue
0.1km
- Gawber Road/Queens Avenue
0.1km
- Gawber Road/Victoria Crescent **2**
0.2km
- Summer Lane/Victoria Crescent West
0.2km
- Summer Lane/Bingley Street
0.3km
- Gawber Road/Pogmoor Road
0.3km
- Pogmoor Road/Helensburgh Close
0.3km
- Pogmoor Road/Summer Lane

Airport 4

- Terminal Three Access **2**
55.8km
- Terminal One Access **4**
56.0km
- Terminal Two Access **2**
56.1km
- Humberside Airport
75.7km

Nearby Stations

65
Total Stops

Metro/Underground Platform 1

- Middlewood To City
15.8km

Rail Station Entrance 20

- Barnsley Rail Station
1.2km
- Dodworth Rail Station
2.9km
- Darton Rail Station
4.2km
- Silkstone Common Rail Station
5.2km
- Wombwell Rail Station
6.8km
- Elsecar Rail Station
7.9km
- Penistone Rail Station
9.2km
- Chapeltown Rail Station
10.8km
- Denby Dale Rail Station
11.3km
- Fitzwilliam Rail Station

Metro/Tram 1

- Middlewood Supertram Platform **2**
15.7km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned	70%	63%
Private rented	23%	19%
Social rented	7%	17%

● Immediate area

● Average for Yorkshire and The Humber

SCHOOLS

Nearest Schools



Summer Lane Primary

State School

0.1 miles



St Mary's Church of England Primary School, Barnsley

State School

0.1 miles



Holy Rood Catholic Primary School

State School

0.6 miles



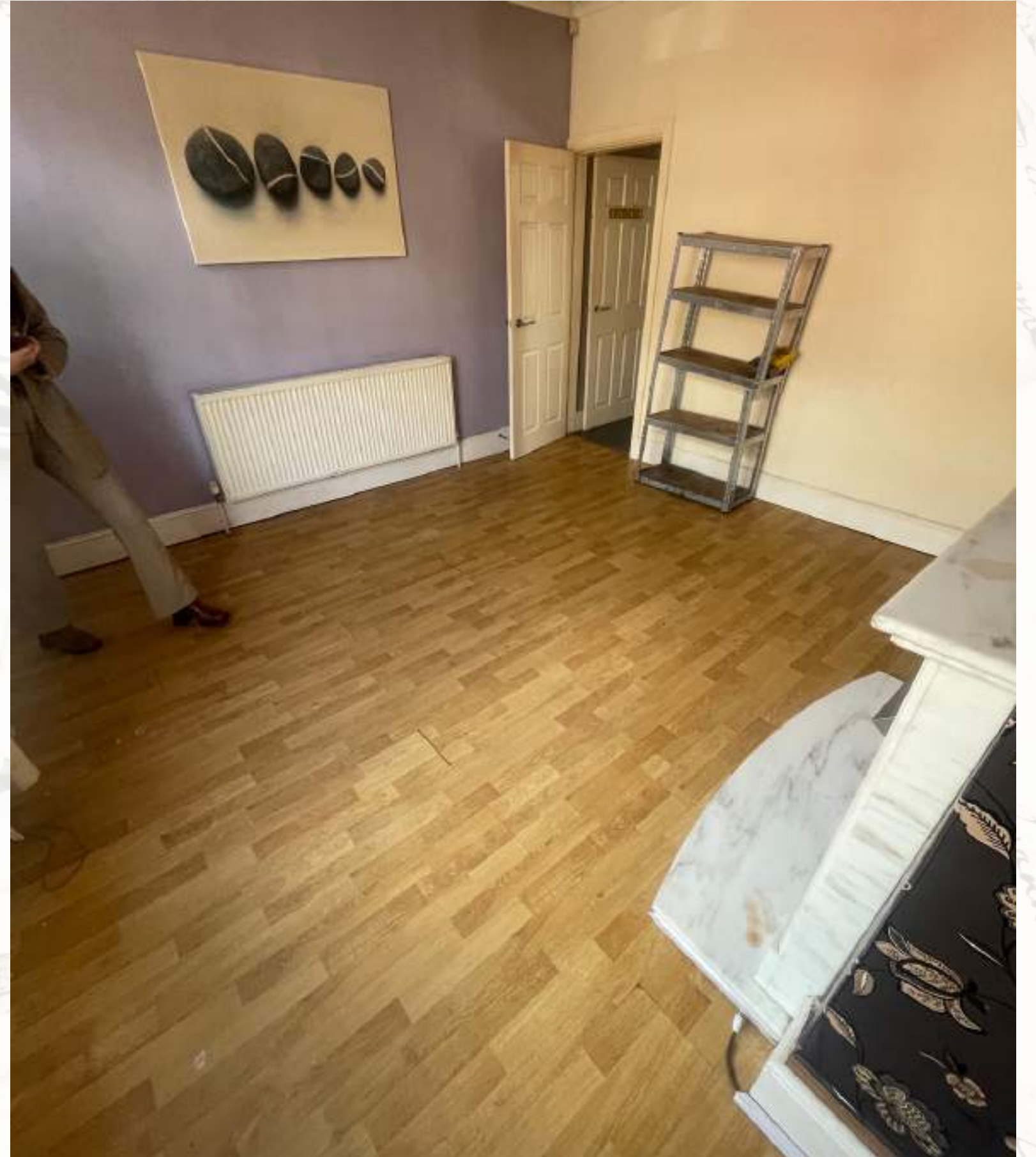
Joseph Locke Primary School

State School

0.6 miles



PICTURES



PICTURES



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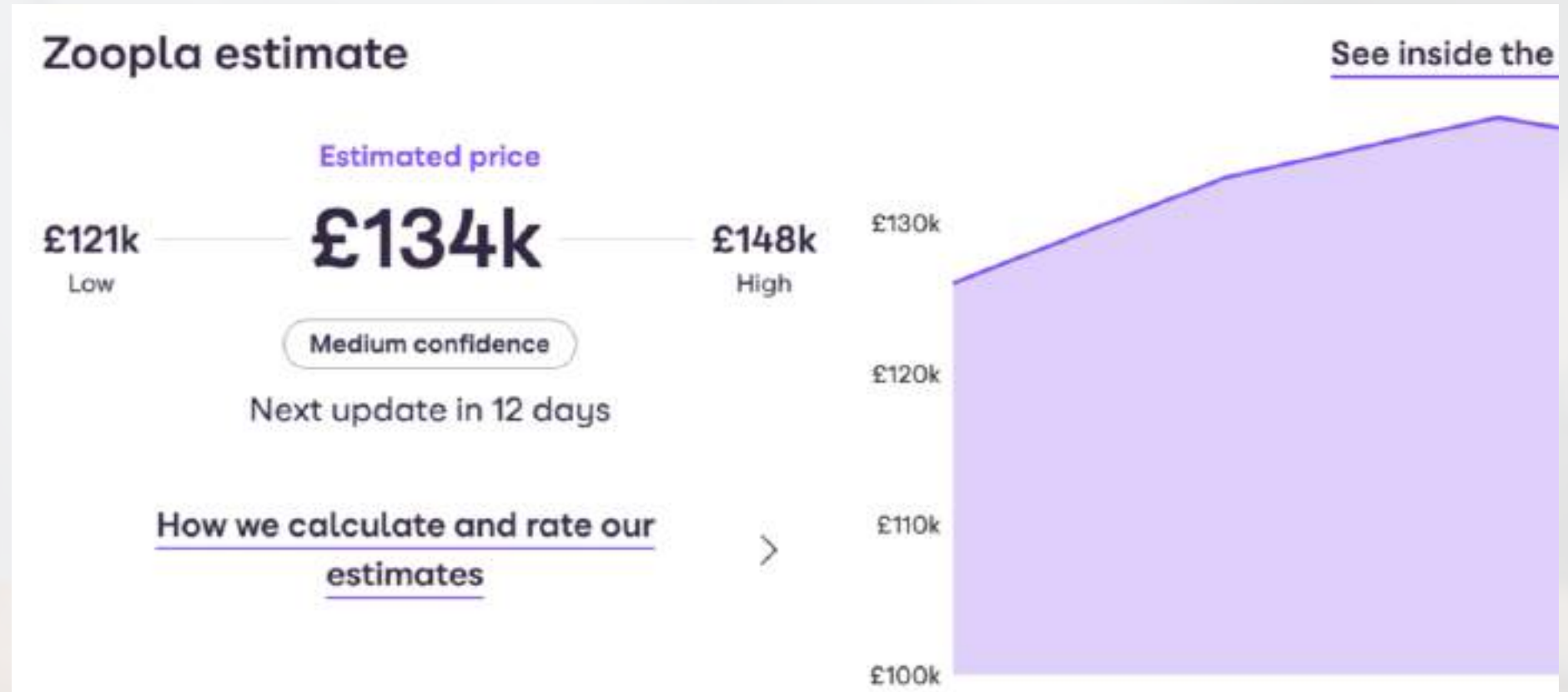
PICTURES



PICTURES



SOLD HOUSE PRICES



SOLD HOUSE PRICES

17, Cutty Lane, Old Town, Barnsley S75 2TE

 Terraced  2  Freehold

Today

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

17 Feb 2026  £161,500

19 Sep 2014  £105,000



Zoopla estimate

Estimated price
£123k
Low confidence

£98k
Low

£147k
High

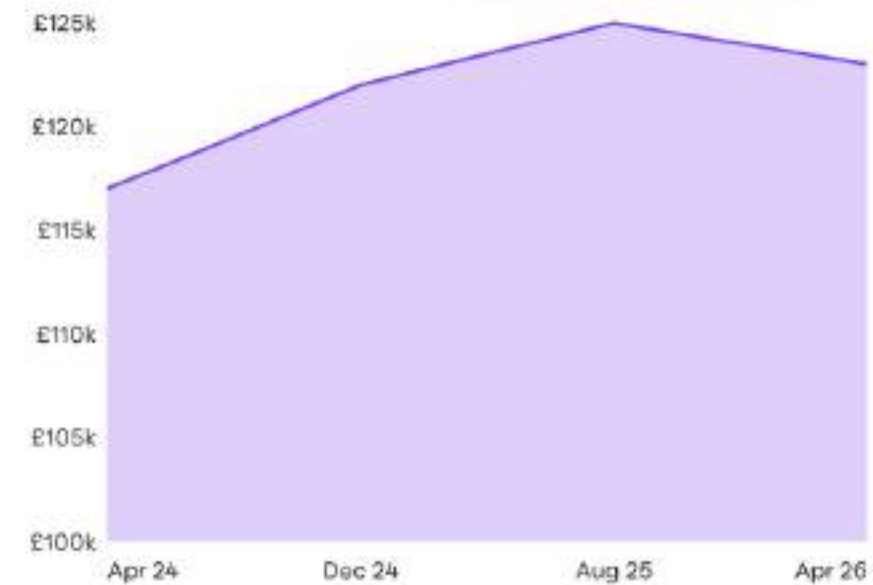
Next update in 10 days

+£86,000 (232%)

Since last sold - March 2004

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

[See inside the estimate](#) →



SOLD HOUSE PRICES

15, Sycamore Street, Barnsley S75 2DQ

 Terraced  2  Freehold

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

12 Dec 2025  £116,000

1 Feb 2008  £90,000



25, Clumber Street, Barnsley S75 2DE

 Terraced  2  Freehold

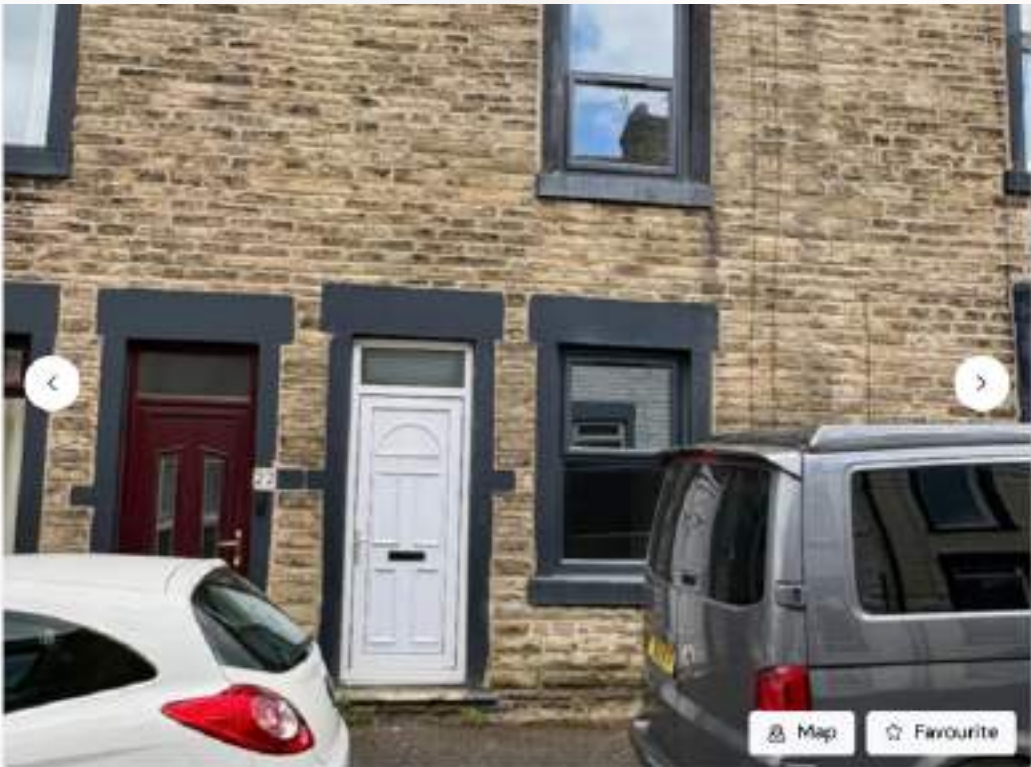
Today  [See what it's worth now](#)

19 Dec 2025  £120,000

24 Nov 2006  £95,000



RENTAL PRICES



Let Agreed

£695 pcm
£160.38 pw

Let agreed

Property reference: 2896328

Meet the Landlord

Helen W.
Response Rate: 100% Ⓞ
Response Time: Within 3 Days Ⓞ

Report Listing

2 Bed Terraced House, Blenheim Avenue, S70

2 bedrooms 1 bathrooms 2 tenants max Barnsley



Let Agreed

£825 pcm
£190.38 pw

Let agreed

Property reference: 2918978

Meet the Landlord

Kruidberg C.
Response Rate: 99% Ⓞ
Response Time: Within 3 Days Ⓞ

Report Listing

2 Bed Terraced House, Castle St, S70

2 bedrooms 1 bathrooms 4 tenants max Barnsley



£775 pcm ↔
£179 pw

Price Change History

11/12/2025 Initial asking price: **£775 pcm**

St. Georges Road, Barnsley, South Yorkshire, S70

End of Terrace 2 1

0.66 miles

This spacious 2 bedroom end-of-terrace house is ideally situated close to town centre in Barnsley, offering excellent access to local amenities and transport links. The property has been recently...

LET AGREED

Added on 10/12/2025 by Infinitus Delta, Covering Barnsley





01226 666275
Local call rate

Contact



Sa

RENTAL PRICES



1/5

Bridge Street, Barnsley, South Yorkshire, S71

End of Terrace 2 1

0.66 miles

This well located two-bedroom end-terrace home is just a short walk from Barnsley Town Centre, the train station and Barnsley College. With great access to local amenities and transport links,...

LET AGREED

Added on 21/12/2025 by Infinitus Delta, Covering Barnsley

01226 666275
Local call rate

Contact Save

£750 pcm ↔
£173 pw

Price Change History

28/12/2025 Initial asking price: **£750 pcm**



2 Bed Terraced House, Clarendon Street, S70



Let Agreed
£750 pcm
£173.08 pw



2 Bed Terraced House, Wharnccliffe Street, S70

2 bedrooms 1 bathrooms 4 tenants max. Barnsley



Let Agreed
£775 pcm
£178.85 pw

Let agreed

Property reference: 2363749

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

Alex Suszka manager

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Dawid Dowbusz

