



Houseell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability



**ARE YOU READY FOR
PROPERTY INVESTMENT?**

SINGLE LET PROJECT

3 bed terrace



DONCASTER



MORTGAGE

DETAILS

Building type

3 Bed Terrace

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	£116 000
Refurbishment	£7 200
Stamp Duty (5% up to 125K and 7% up to 250k)	£5 800
Legal fees	£3 000
Done Up Value (DUV)	£148 000
Final Rent	£825
ROE	~20%
YIELD	~8.5%
TOTAL INVESTMENT COST (BTL)	~£45 000
Sourcing Fee	£4 250
Project Management Fee	£3 000

REFURB

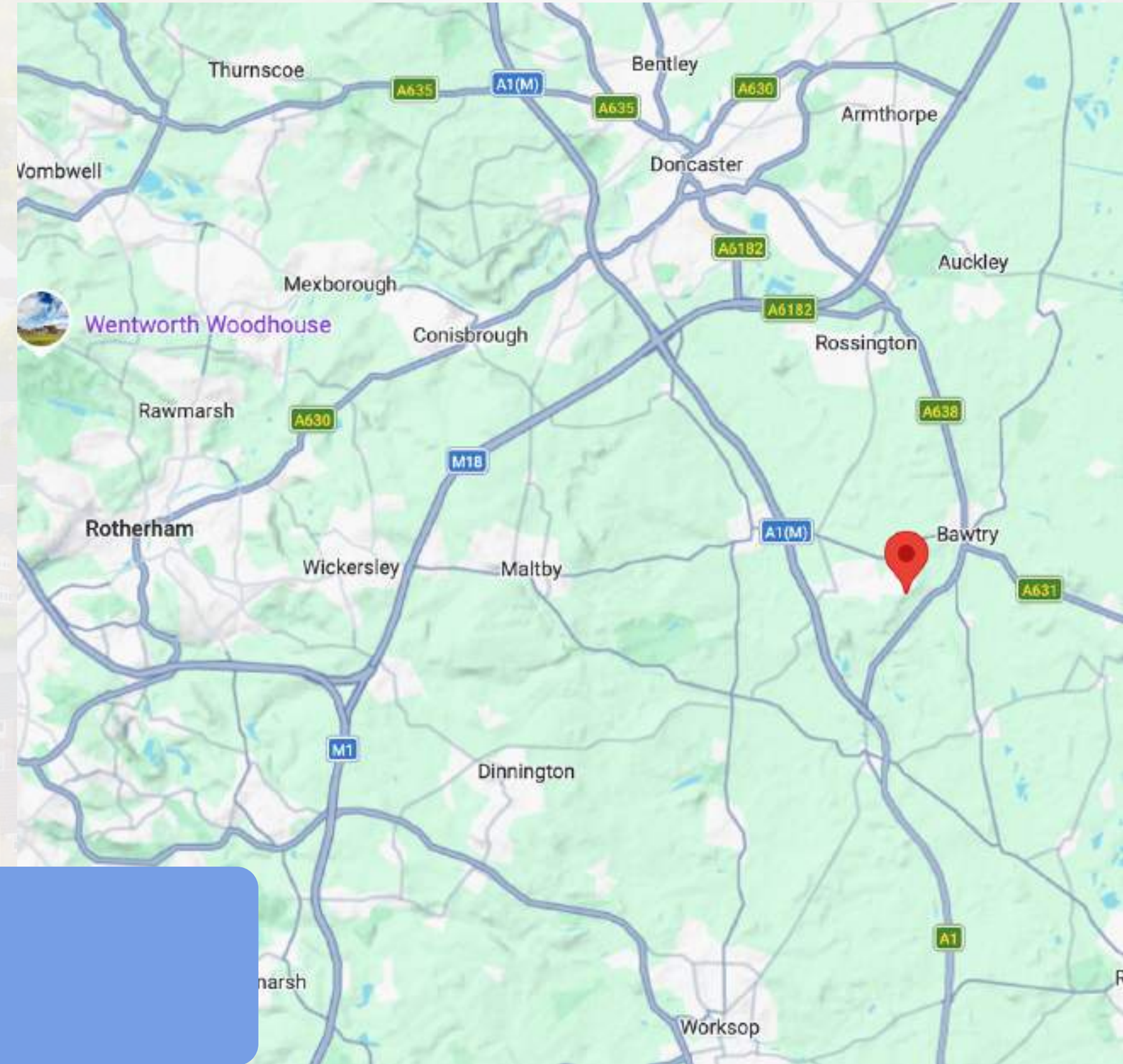
- Damp
- Painting if necessary
- Garden trimming
- Certificates

3 bed terrace

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.

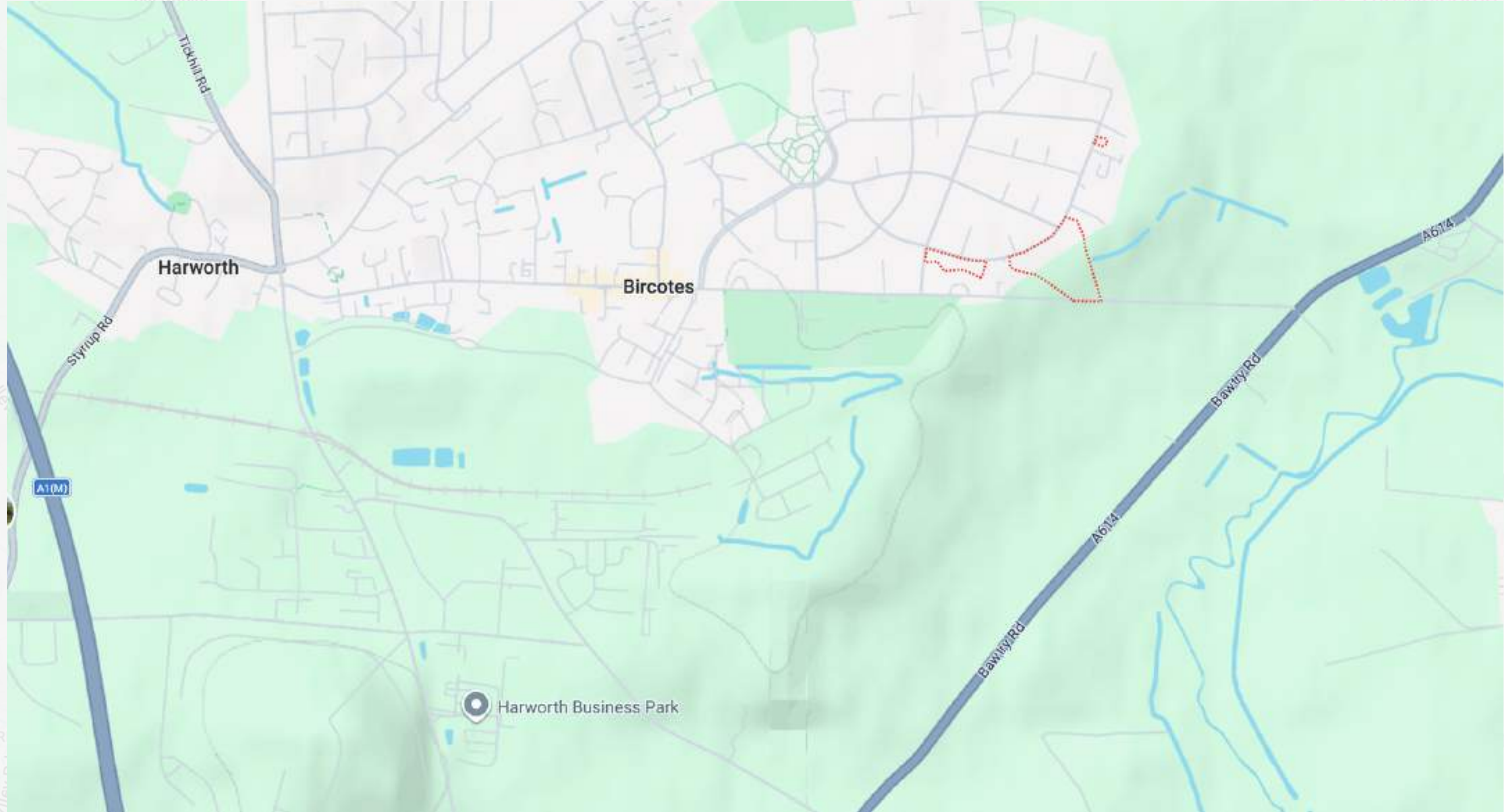


DONCASTER



£116,000

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

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

BUS / TRAIN

Nearby Transport

24
Total Stops

Bus Stops 14

- The Crescent 2
0.0km
- Droversdale Road 2
0.0km
- Suffolk Road 2
0.0km
- Sports Ground 2
0.0km
- Church Road
0.0km
- Waterslack Road
0.0km
- Serlby Park Drive 2
0.0km
- Bawtry Road 2
0.0km
- ASDA

Nearby Stations

24
Total Stops

Rail Station Entrance 8

- Worksop Rail Station
0.0km
- Retford Rail Station
0.0km
- Shireoaks Rail Station
0.0km
- Doncaster Rail Station
0.0km
- Retford Low Level Rail Station
0.0km
- Conisbrough Rail Station
0.0km
- Bentley (S Yorks) Rail Station
0.0km
- Kiveton Park Rail Station
0.0km

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned

45%

66%

Private rented

33%

19%

Social rented

22%

15%

SCHOOLS

Nearest Schools

-  **St Patrick's Catholic Primary School**
State School 0.4 miles 
-  **Serlby Park Academy**
State School 0.5 miles 
-  **Harworth CofE Academy**
State School 0.9 miles 
-  **Bawtry Mayflower Primary School**
State School 1.7 miles 

PICTURES



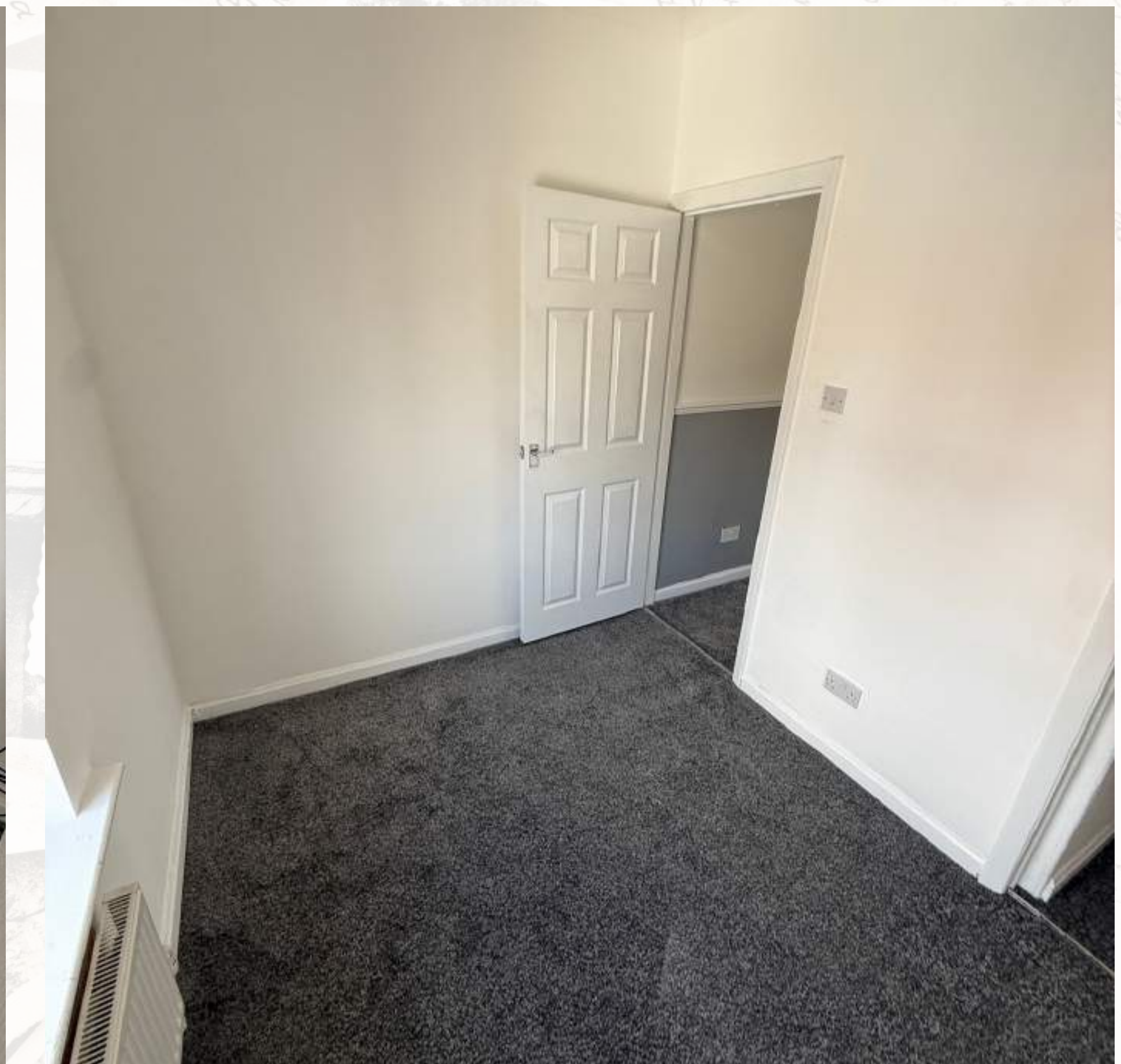
PICTURES



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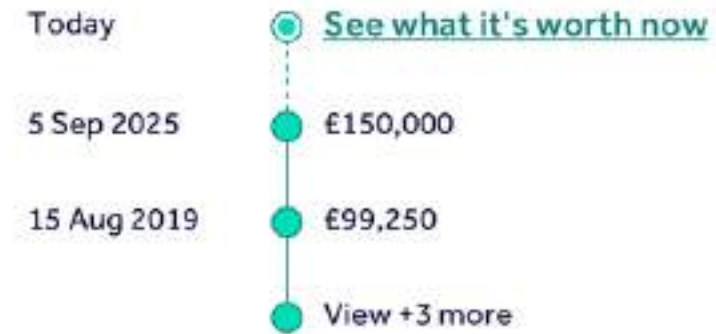
PICTURES



SOLD HOUSE PRICES

67, Norfolk Road, Doncaster DN11 8AU

Semi-Detached 3 Freehold



12, Essex Drive, Bircotes DN11 8BH

Terraced 3 Freehold

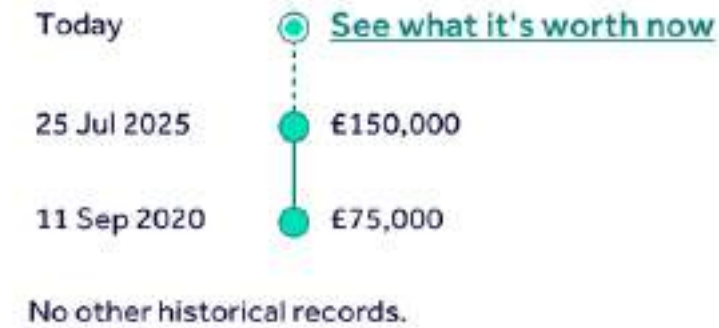


No other historical records.



5, Suffolk Road, Doncaster DN11 8BE

Terraced 3 Freehold



19, Essex Road, Doncaster DN11 8BS

Terraced 3 Freehold



No other historical records.



87, Norfolk Road, Doncaster DN11 8AU

Terraced 3 Freehold



RENTAL PRICES



The Crescent, Bircotes, DONCASTER DN11 8DT

Rented

Asking price on 29 Apr 2026

£895 **Increased**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

18 Apr 2026 for 10 days

Distance

0.35km



Let Agreed

£750 pcm

£173.08 pw

Let agreed

Property reference: 2594138

Meet the Landlord



Jmh L.

Response Rate: 100%

Response Time: Within 18 Hours

[Report Listing](#)

3 Bed Terraced House, Suffolk Road, DN11

[Map](#) [Favourite](#)



£925 pcm

£213 pw

Harper Hill Gardens, Harworth, Doncaster

Town House

0.78 miles

****Three bedroom property to rent based on new estate in Harworth/Bircotes** Kitchen appliances included, dont miss out! LONG TERM LET AVAILABLE!!**

LET AGREED

Added on 16/04/2026 by William H. Brown Lettings, Bawtry

01302 490558
Local call rate

[Contact](#)

[Save](#)



Galway Avenue, Bircotes, DONCASTER DN11 8BP

Rented

Asking price on 30 Jan 2026

£750 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

22 Jan 2026 for 7 days

Distance

0.54km



3 bedroom End of Terrace House in Harper Hill Gardens, Harworth DN11 8FQ **Rented**

Asking price on 8 Apr 2026

£875 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

24 Feb 2026 for 42 days

Distance

0.90km

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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