



**Houseell**

By Dowbusz Group

# BENEFITS OF PROPERTY INVESTMENT

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**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 light-colored exterior and a dark roof. The text is centered over the image.

**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	<b>£130 000</b>
Refurbishment	<b>£23 500</b>
Stamp Duty (5% up to 125K and 7% up to 250k)	<b>£6 600</b>
Legal fees	<b>£3 000</b>
Done Up Value (DUV)	<b>£185 000</b>
Final Rent	<b>£995</b>
ROE	<b>~20%</b>
YIELD	<b>~9%</b>
TOTAL INVESTMENT COST (BTL)	<b>~£67 000</b>
Sourcing Fee	<b>£4 250</b>
Project Management Fee	<b>£4 000</b>

# REFURB

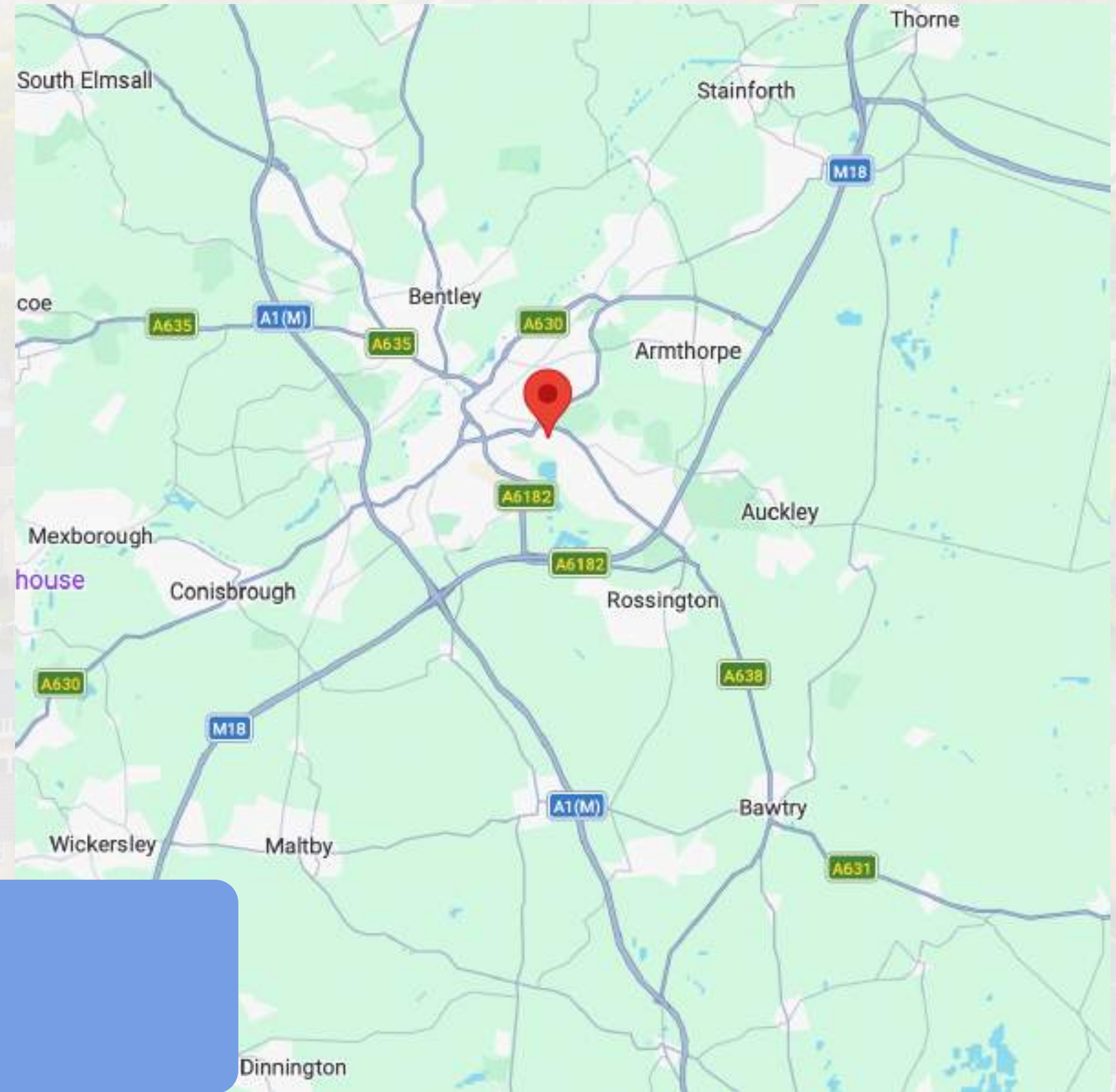
- Damp
- Painting
- New boiler if needed
- Kitchen refresh
- Ceiling in the living room
- Tearing down wall paper where necessary
- Skimming where necessary
- Gutters replacement
- New window
- House clearance and cleaning
- Certificates

# 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.

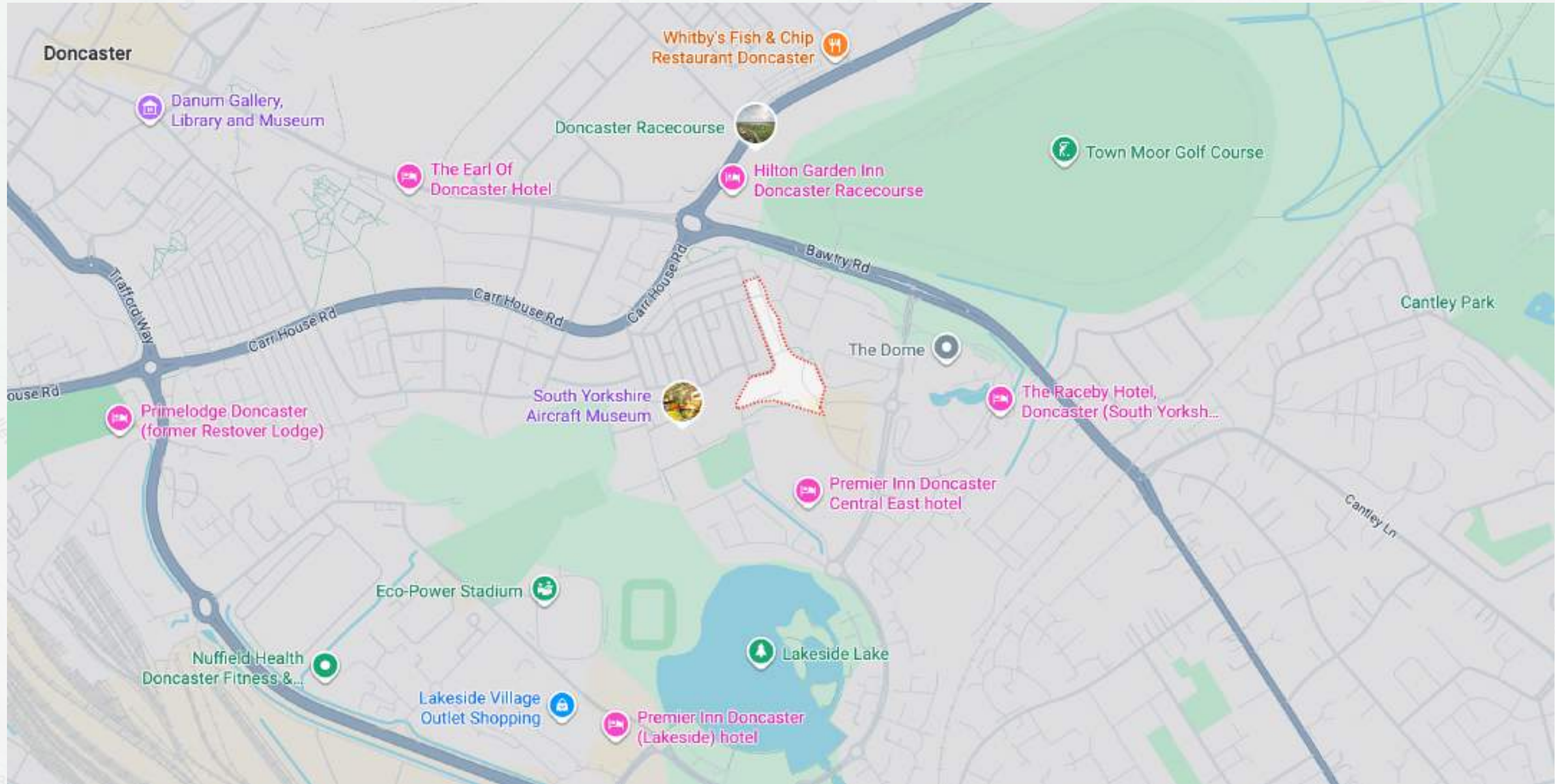


DONCASTER



£130,000

# LOCATION



Doncaster

Danum Gallery,  
Library and Museum

The Earl Of  
Doncaster Hotel

Doncaster Racecourse

Whitby's Fish & Chip  
Restaurant Doncaster

Hilton Garden Inn  
Doncaster Racecourse

Town Moor Golf Course

Cantley Park

Primelodge Doncaster  
(former Restover Lodge)

South Yorkshire  
Aircraft Museum

The Dome

The Raceby Hotel,  
Doncaster (South Yorksh...

Premier Inn Doncaster  
Central East hotel

Eco-Power Stadium

Nuffield Health  
Doncaster Fitness &...

Lakeside Village  
Outlet Shopping

Lakeside Lake

Premier Inn Doncaster  
(Lakeside) hotel

Affinity Electrical  
Services Ltd

The Don Valley Hotel

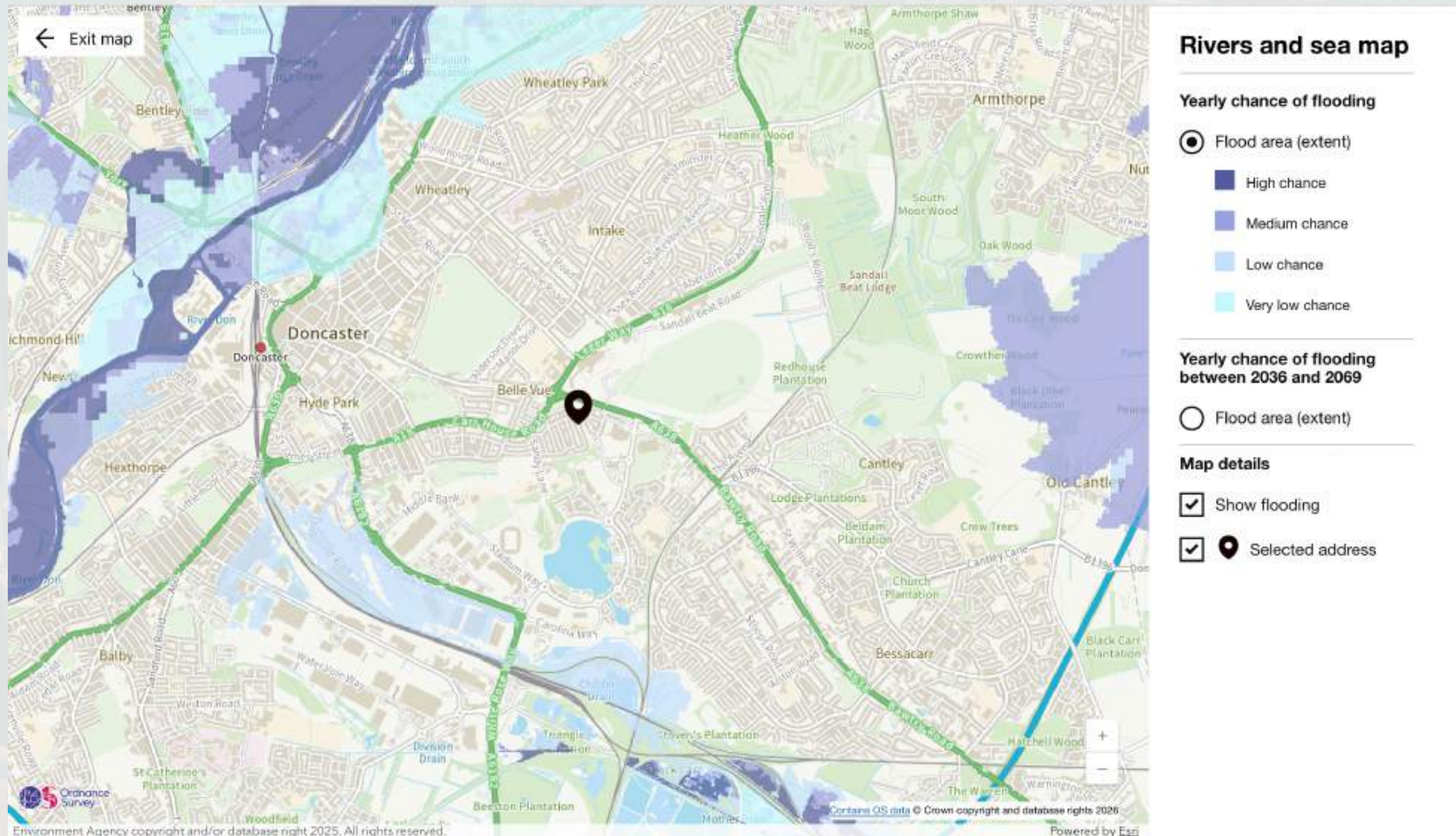
Kelham Island Museum

Welcome Break  
Rotherham Services.M1

Morrisons

Catcliffe

# FLOOD



# BUS / TRAIN

### Nearby Transport

**58**  
Total Stops

#### Bus Stops 18

- Belle Vue Way/Bawtry Road **2**  
0.0km
- Bawtry Road/Leger Way  
0.0km
- Carr House Road/Belle Vue Avenue  
0.0km
- Carr House Road/St. Helens Road  
0.0km
- Gliwice Way/Booth Avenue  
0.0km
- Booth Avenue/Gliwice Way **2**  
0.0km
- Gliwice Way/Belle Vue Way  
0.0km
- Bennetthorpe/Sandbeck Road  
0.0km
- Bennetthorpe/Leger Way  
0.0km
- Carr House Road/Thoresby Avenue

### Nearby Stations

**58**  
Total Stops

#### Rail Station Entrance 15

- Doncaster Rail Station  
0.0km
- Bentley (S Yorks) Rail Station  
0.0km
- Kirk Sandall Rail Station  
0.0km
- Adwick Rail Station  
0.0km
- Conisbrough Rail Station  
0.0km
- Hatfield & Stainforth Rail Station  
0.0km
- Mexborough Rail Station  
0.0km
- Bolton-Upon-Deerne Rail Station  
0.0km
- Swinton (South Yorks) Rail Station  
0.0km
- Thurnscoe Rail Station

# EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		


# HOUSING

## Tenure

Owned	<b>76%</b>	63%
Private rented	<b>24%</b>	19%
Social rented	<b>0.4%</b>	17%

# SCHOOLS

## Nearest Schools ⓘ

-  **Doncaster School for the Deaf**  
Type: N/A 0.2 miles >
-  **St Peter's Catholic Primary School**  
State School 0.3 miles >
-  **Lakeside Primary Academy**  
State School 0.3 miles >
-  **XP East**  
State School 0.5 miles >

# PICTURES



# PICTURES



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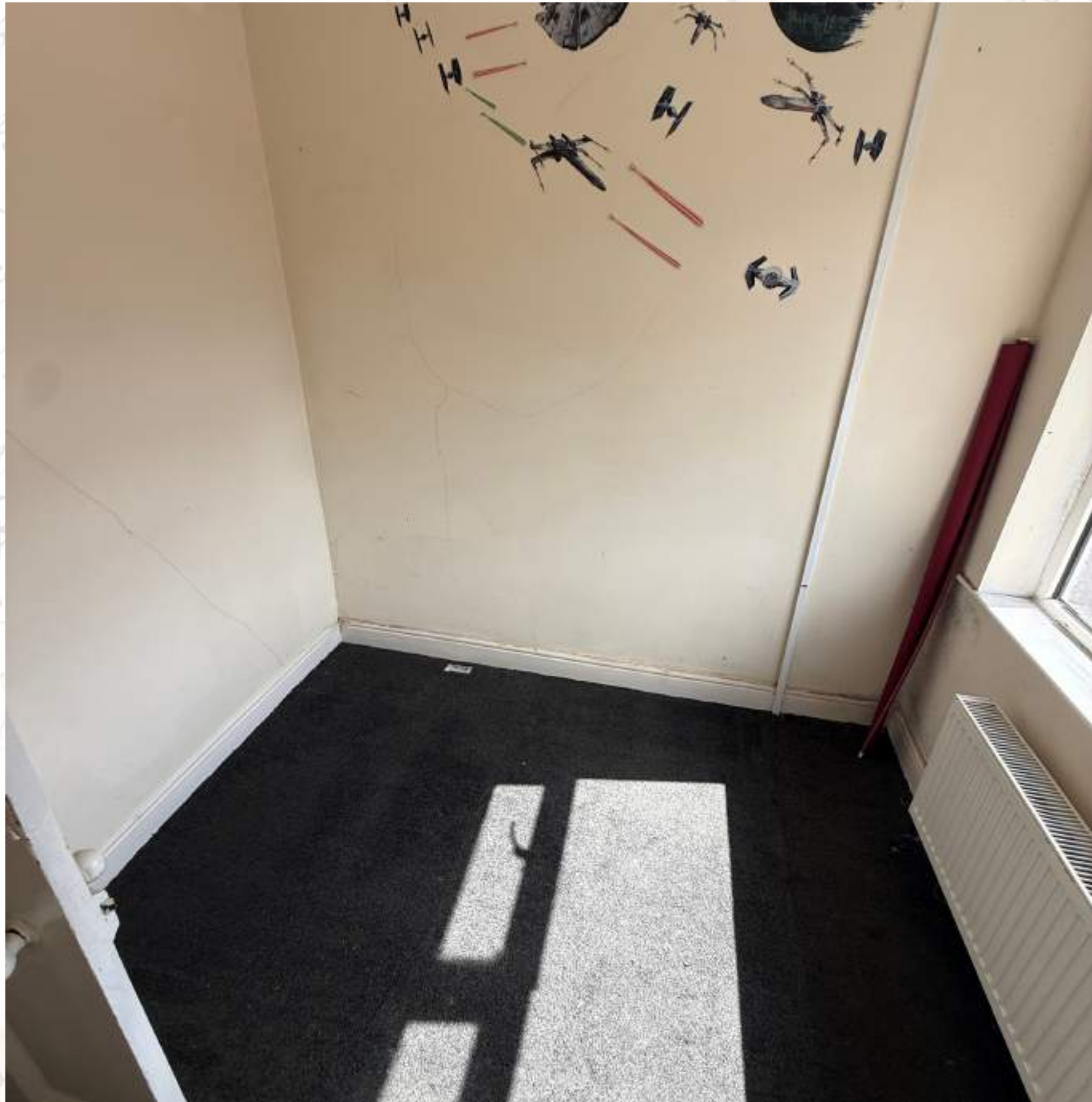
# PICTURES



# PICTURES



# PICTURES



# SOLD HOUSE PRICES

## 38, St Hildas Road, Doncaster DN4 5EE

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£180,000
Transaction date	27 June 2025
Property type	Semi-detached house
Internal area	96 sq metres
Measurement date	27 Jul 2021
£/sqm	£1,873/sqm
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,445
Energy efficiency	D 66

No fl

## 37, St Ursulas Road, Doncaster DN4 5ED

Local Data Plot Map Valuation Comparables View on portal View on Land Registry



Transaction price	£185,000
Transaction date	27 April 2026
Property type	Semi-detached house
Internal area	96 sq metres
Measurement date	16 Jun 2025
£/sqm	£1,927/sqm
Num bedrooms	?
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,445
Energy efficiency	D 67

### 26, Manor Drive, Bennetthorpe, Doncaster DN2 6BX

Semi-Detached 3 Freehold

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

16 Feb 2026 £195,000

No other historical records.



### 6, Firbeck Road, Bennetthorpe, Doncaster DN4 5HB

Semi-Detached 3 Freehold

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

19 Dec 2025 £210,000

27 Nov 2014 £137,000



### Sale valuation

**£255,000** Confidence: **High** ⓘ

### Estimated price

£179k  
Low

**£188k**

£198k  
High

High confidence

# RENTAL PRICES



8 St. Margarets Road, DONCASTER, DN4 5EL

**Rented**

Asking price on 8 Jun 2026

**£995** Never changed

Links

[PaTMa data](#) [Portal](#)

3x 2x

Listed from

23 May 2026 for 15 days

Distance

0.26km

Area

88 sqm

Price per area

£11 per sqm



54 Manor Drive, DONCASTER, DN2 6BT **Rented**

Asking price on 24 May 2026

**£1,100** Never changed

Links

[PaTMa data](#) [Portal](#)

3x 2x

Listed from

30 Apr 2026 for 24 days

Distance

0.74km

Area

98 sqm

Price per area

£11 per sqm



33 Glamis Road, DONCASTER, DN2 6DP **Rented**

Asking price on 2 Jul 2026

**£1,095** Never changed

Links

[PaTMa data](#) [Portal](#)

3x 1x

Listed from

16 Jun 2026 for 16 days

Distance

0.82km

Area

82 sqm

Price per area

£13 per sqm



6 Sandown Gardens, DONCASTER, DN4 6HN

**Rented**

Asking price on 30 May 2026

**£1,100** Reduced

Links

[PaTMa data](#) [Portal](#)

3x 1x

Listed from

9 May 2026 for 21 days

Distance

1.59km



Carr House Road, DONCASTER DN4 5AP **Rented**

Asking price on 31 Jan 2026

**£950** Never changed

Links

[PaTMa data](#) [Portal](#)

3x 1x

Listed from

13 Jan 2026 for 18 days

Distance

1.02km

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

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