



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A two-story brick house with a tiled roof, featuring a prominent front porch and multiple windows. The house is surrounded by lush greenery, including trees and bushes. A blue semi-transparent overlay covers the entire image, and the text "ARE YOU READY FOR PROPERTY INVESTMENT?" is centered in bold white letters.

**ARE YOU READY FOR
PROPERTY INVESTMENT?**

IMPORTANT NOTICE THIS DEAL PACK HAS BEEN PREPARED BY DOWBUSZ PROPERTY LTD COMPANY NUMBER 10712180-TRADING AS DOWBUSZ GROUP, A PROPERTY SOURCING COMPANY, FOR INFORMATIONAL PURPOSES ONLY.

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ACTUAL VALUES, COSTS AND RETURNS MAY DIFFER MATERIALLY DUE TO MARKET CONDITIONS, ECONOMIC FACTORS, GEOPOLITICAL SITUATIONS AND THE FINAL SCOPE OF WORKS.

ANY DECISION TO PROCEED IS YOUR OWN, MADE ON THE BASIS OF YOUR OWN DUE DILIGENCE AND, WHERE APPROPRIATE, INDEPENDENT PROFESSIONAL ADVICE. PROPERTY VALUES CAN GO DOWN AS WELL AS UP.

SINGLE LET PROJECT

3 BED TERRACED HOUSE



BARNSELY



MORTGAGE



DETAILS

Building type

3 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	£93 000
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Refurbishment	£17 000
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Stamp Duty (5% up to 125K and 7% up to 250k)	£4 650
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Legal fees	£3 000
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Done Up Value (DUV)	£129 000
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Final Rent	£795
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ROE	~21,5%
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YIELD	~10%
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TOTAL INVESTMENT COST (BTL)	~£49 000
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Sourcing Fee	£4 450
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Project Management Fee	£4 000
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REFURB

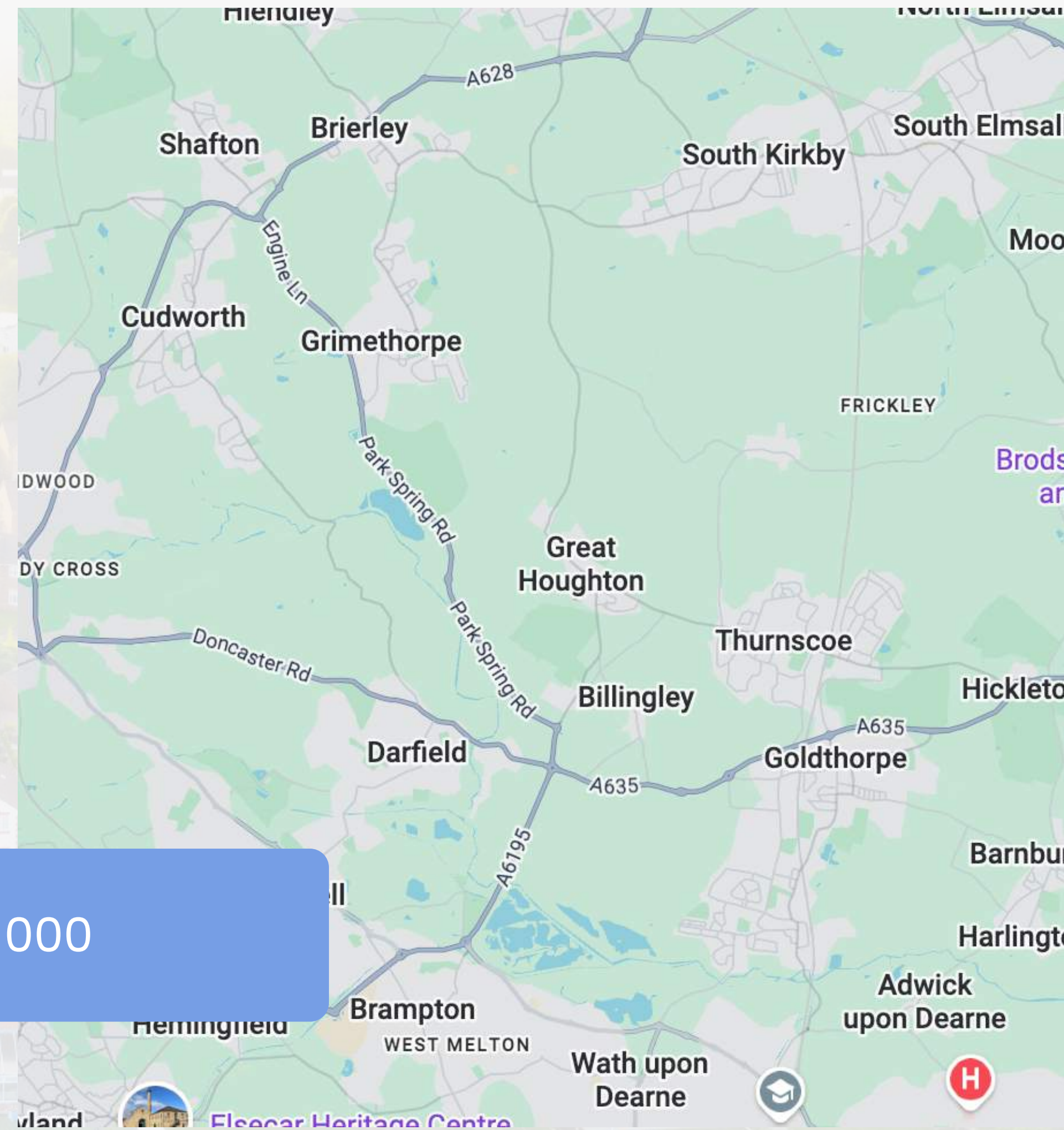
- Dump proofing (X4 walls) with boarding and skimming
- Back to brick half a wall with boarding and skimming (single bedroom)
- Painting (entire property)
- Bathroom-Prepare the wall for installation of a shower screen over the bath, including any necessary adjustments and making good, plus a general refresh
- New oven
- Repair of one section of guttering on the roof extension
- Garden trimming
- Laminate Ground floor and carpets upstairs included stairs and landing
- New electric fusebox if required (no access)
- Final deep cleaning
- Skip hire
- Alarms/ Certificates (EICR, GAS)

3 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.

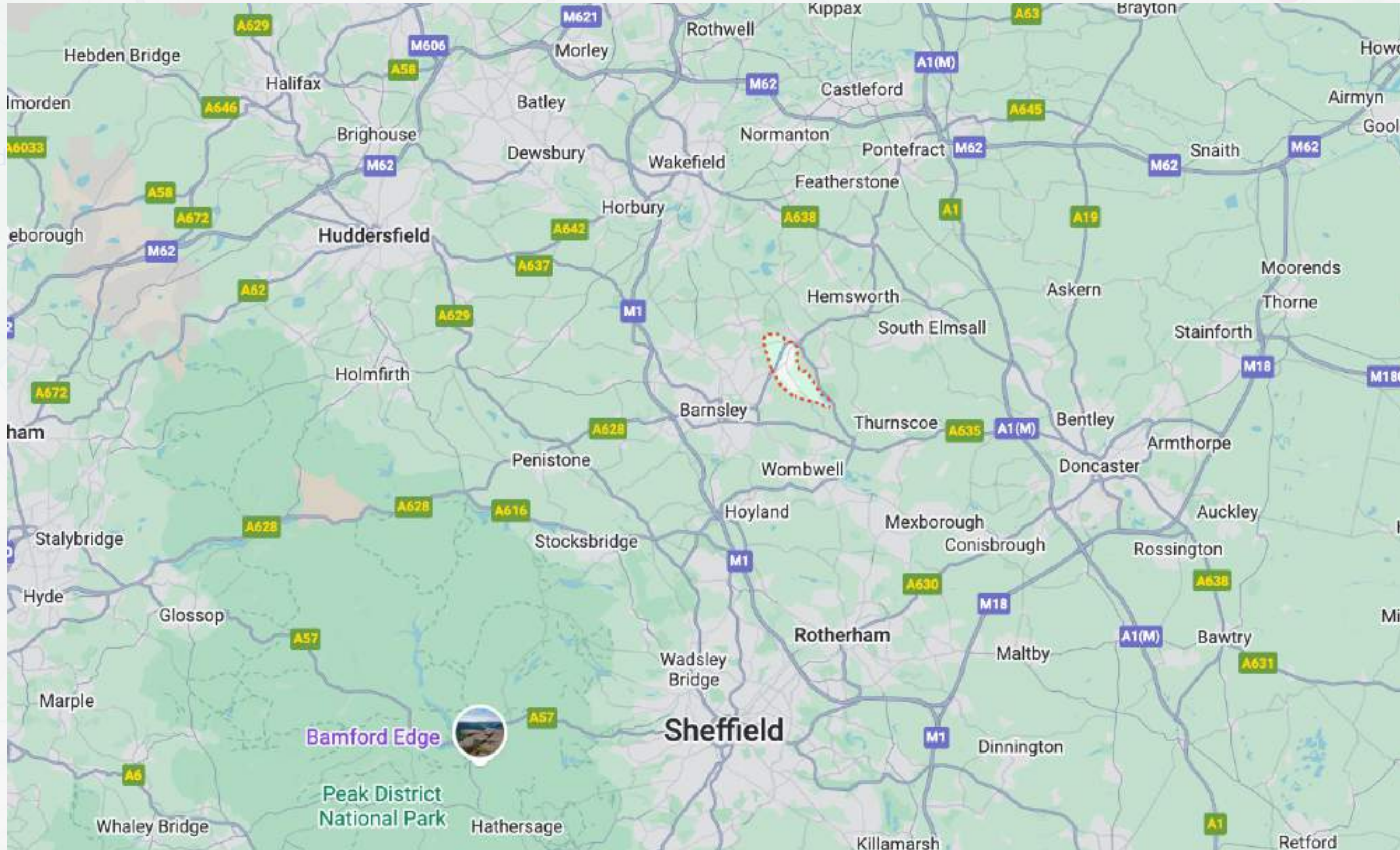


GREAT HOUGHTON-
BARNLEY



£93 000

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

- **Nearest bus stop:** Thurnscoe Lane (Rotherham Road) – approx. 86 m
- **2nd nearest bus stop:** Mount Avenue (High Street) – approx. 120 m
- **3rd nearest bus stop:** Stonebridge Lane (Thurnscoe Lane) – approx. 137 m
- **4th nearest bus stop:** Byron Street (Thurnscoe Lane) – approx. 197 m
- **5th nearest bus stop:** Edward Street (Rotherham Road) – approx. 197 m
- **Nearest train station:** Thurnscoe – approx. 2.7 km
- **2nd nearest train station:** Goldthorpe – approx. 3.0 km
- **3rd nearest train station:** Bolton-Upon-Dearne – approx. 4.4 km

 [Get The Data](#)

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

HOUSING

Tenure

Owned

67%

63%

Private rented

29%

19%

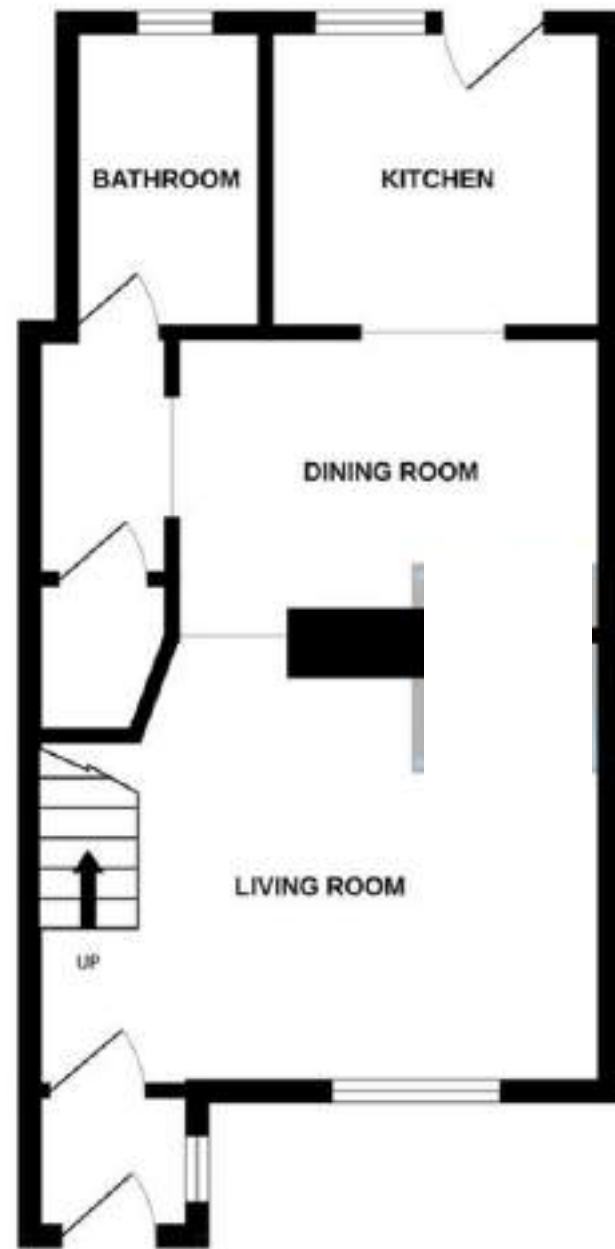
Social rented

4%

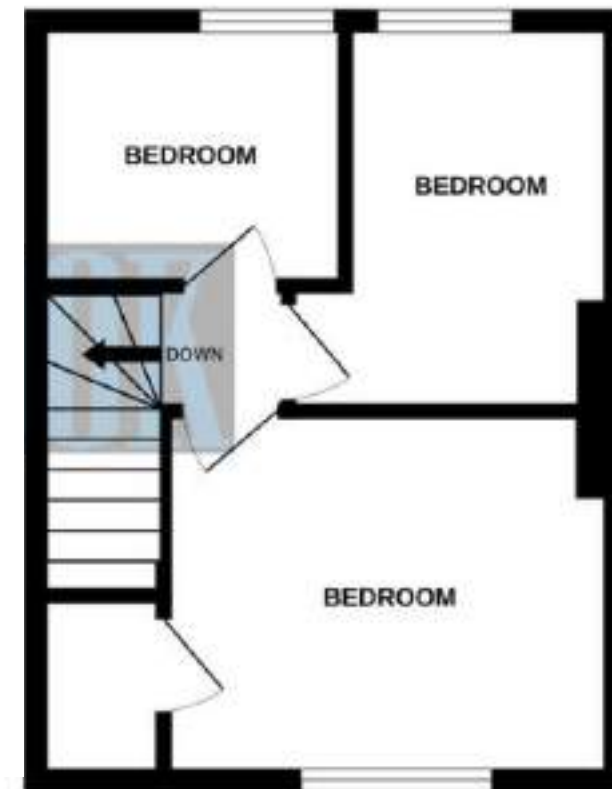
17%

FLOOR PLAN

GROUND FLOOR



1ST FLOOR



SCHOOLS

Sandhill Primary School

2 yards

Primary



 **Good** Academies

Gooseacre Primary Academy

1.2 miles

Primary



 **Good** Academies

All Saints Academy Darfield

1.5 miles

Primary



 **Requires improvement** Academies

Ladywood Primary School

1.7 miles

Primary



 **No rating** Academies

Highgate Primary Academy

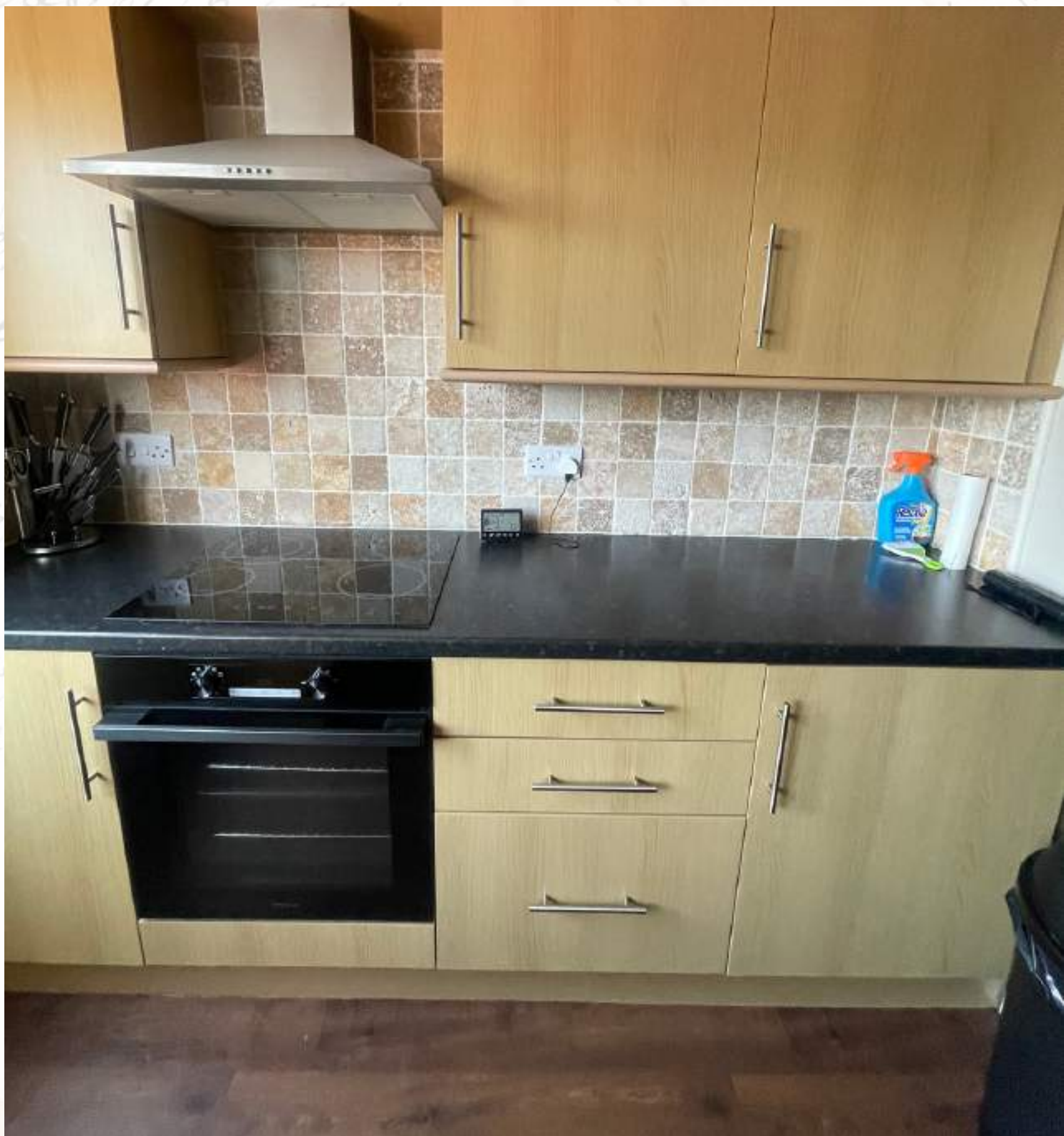
1.8 miles

Primary



 **Good** Academies

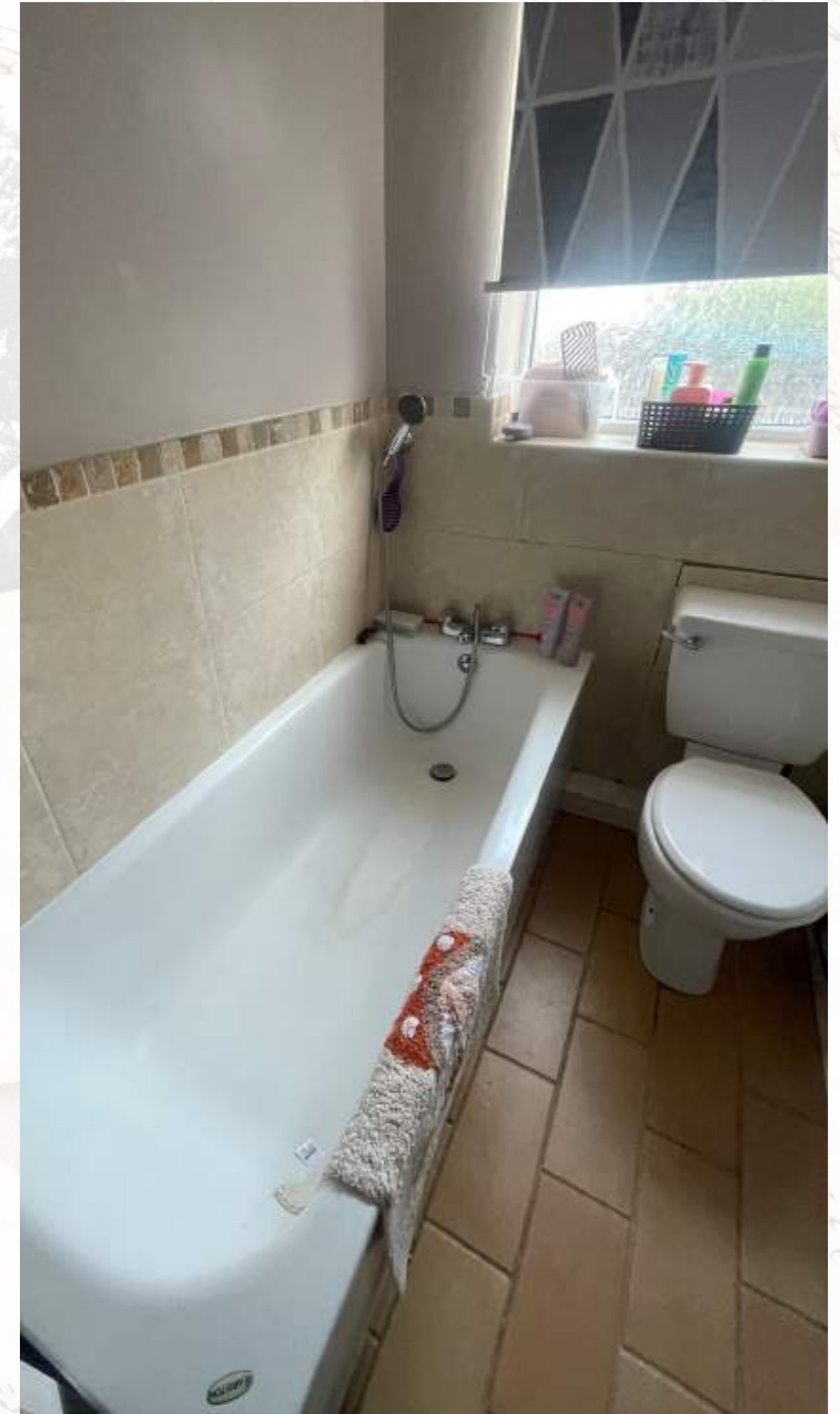
PICTURES



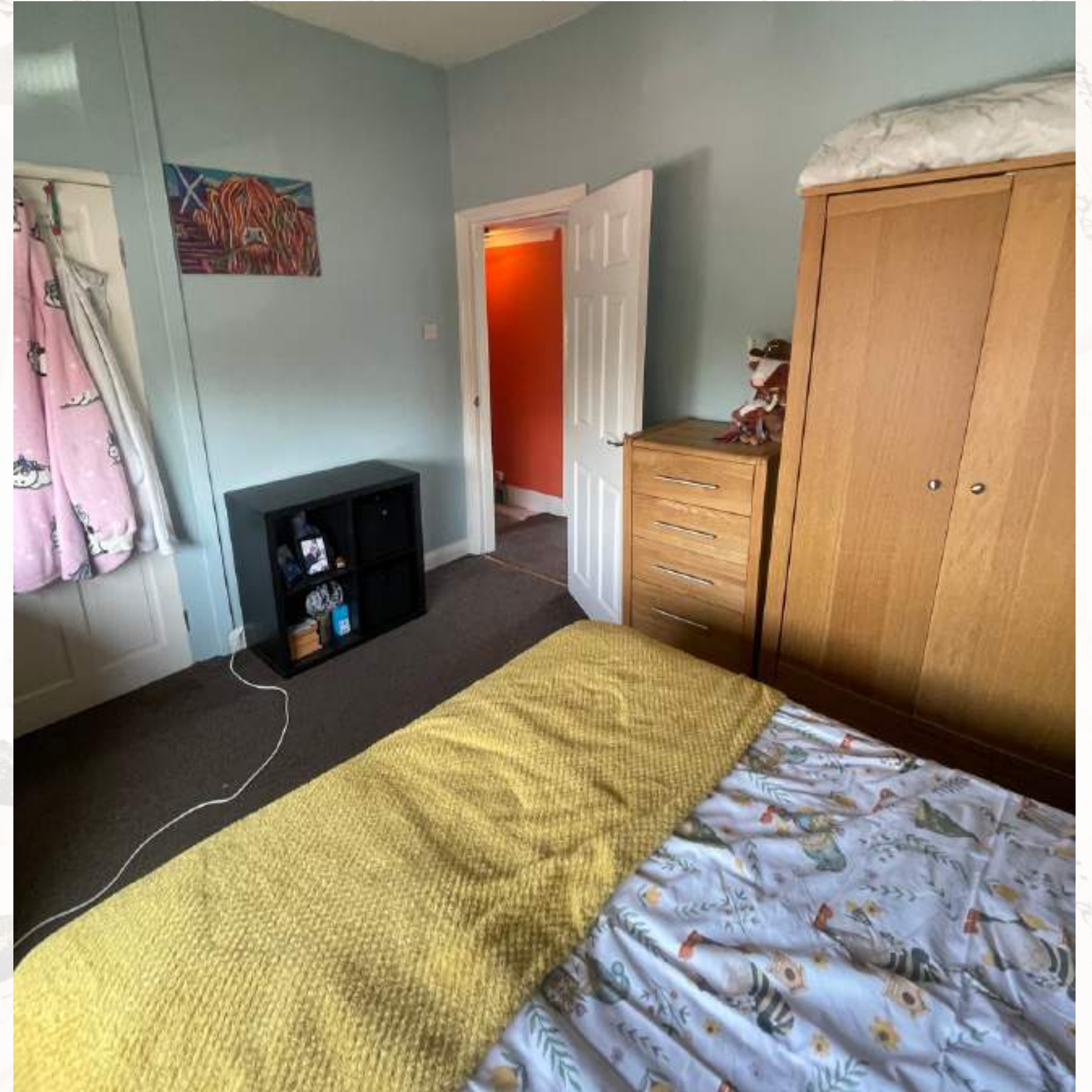
PICTURES



PICTURES



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PICTURES



SOLD HOUSE PRICES

 Terraced  3  Freehold

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

16 Feb 2026  £135,000



 Terraced  2  Freehold

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

14 Mar 2025  £140,000

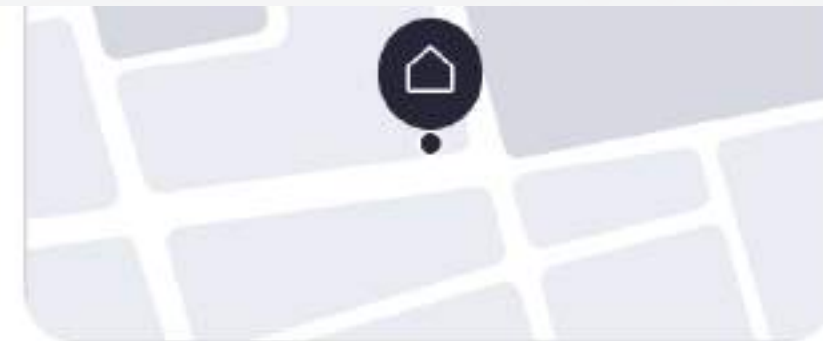
24 Jul 2015  £85,000



 Terraced  Freehold

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

5 Dec 2025  £130,000



SOLD HOUSE PRICES

7, Rotherham Road, Great Houghton, Barnsley S72 0BW

Terraced 3 Freehold

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

18 Dec 2024 £144,000

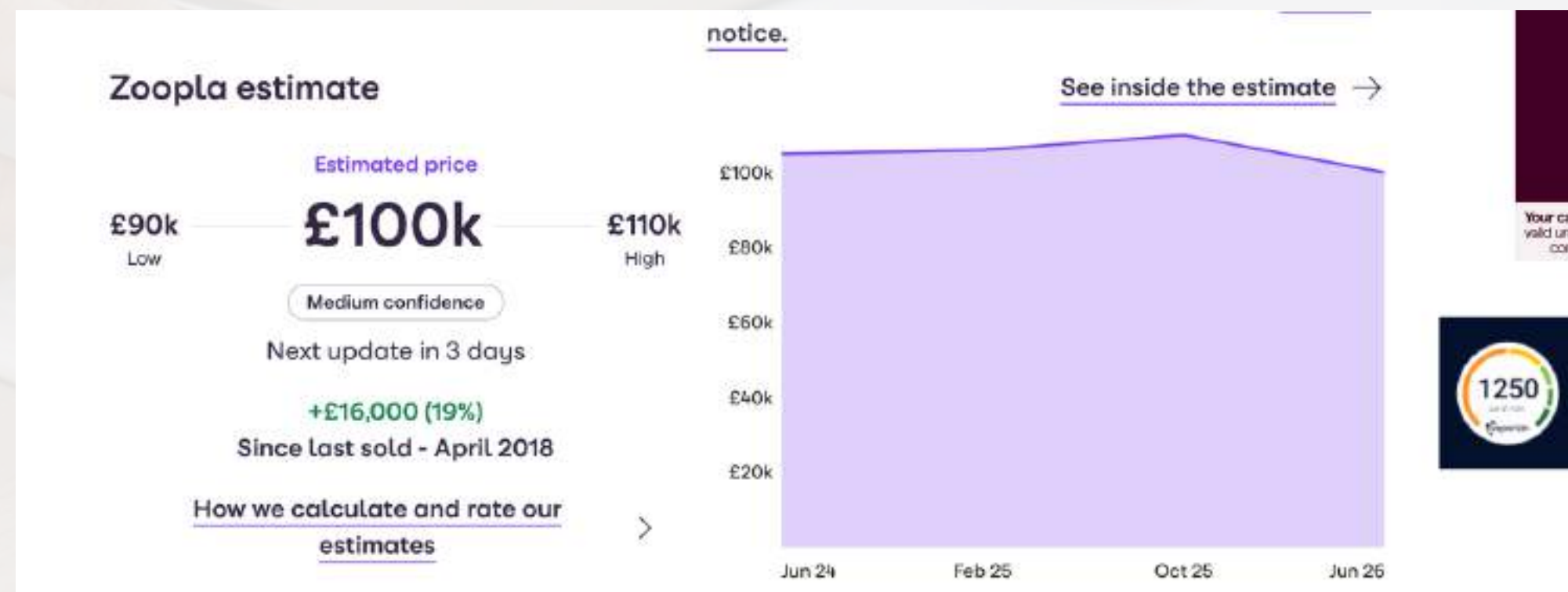
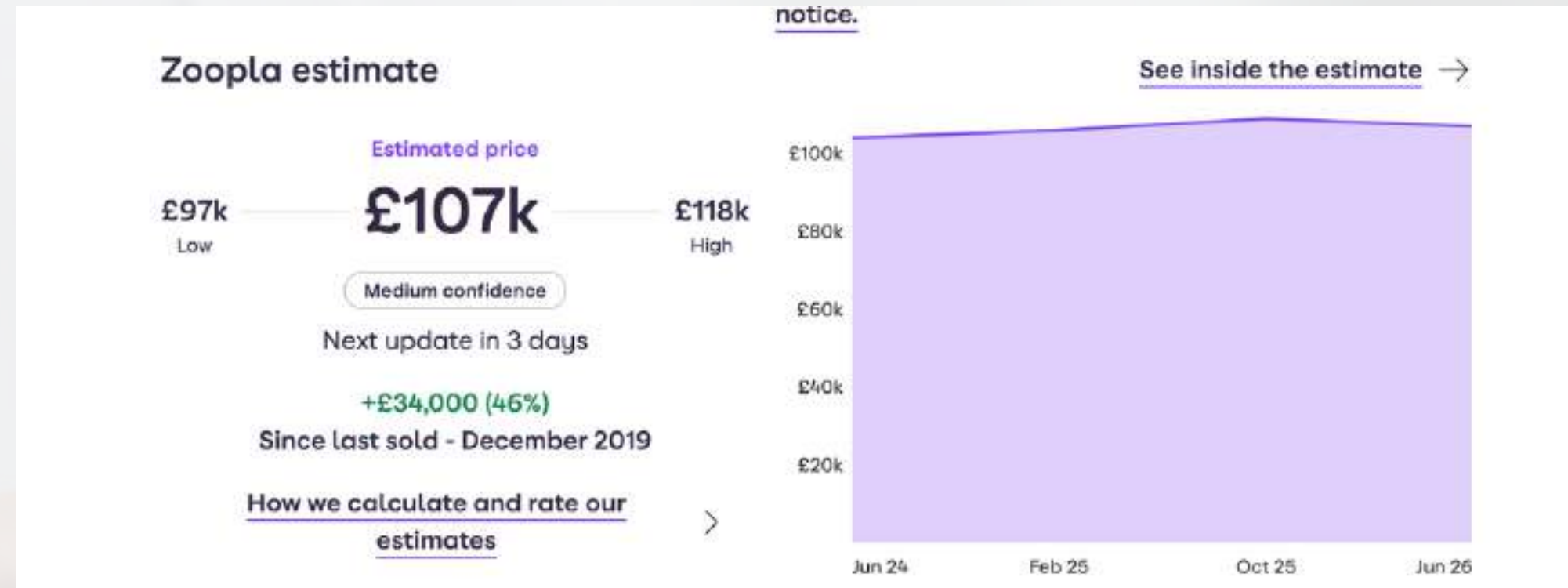


Transaction price	£135,000
Transaction date	16 February 2025
Property type	Terraced house
Internal area	92 sq metres
Measurement date	2 Dec 2025
£/sqm	£1,464/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,551
Energy efficiency	D 63

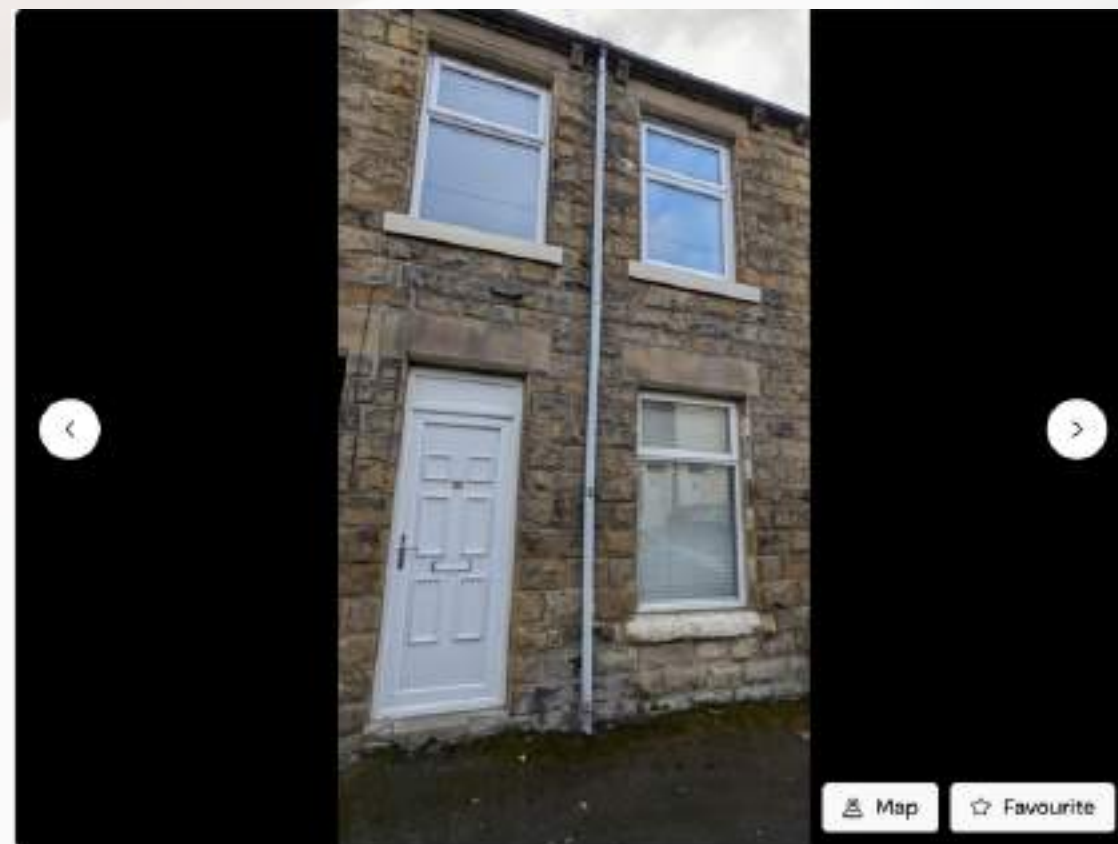


Transaction price	£130,000
Transaction date	5 December 2025
Property type	Terraced house
Internal area	64 sq metres
Measurement date	29 Oct 2021
£/sqm	£2,034/sqm
Num bedrooms	2
Age at sale	Old stock
Tenure	Freehold
Council tax band	A
Council tax rate	£1,551
Energy efficiency	D 60

SOLD HOUSE PRICES



RENTAL PRICES



3 Bed Terraced House, New Street, S72

Let Agreed
£775 pcm
£178.85 pw

[Let agreed](#)

Property reference: 2592470

Meet the Landlord


Vladimir G.
VERIFIED

Response Rate: 100% ⓘ
Response Time: Within 2 Days ⓘ

[Report Listing](#)



3 Bed Terraced House, Cross Street, S72

3 bedrooms 1 bathrooms 5 tenants max. Great Houghton, Barnsley

Viewing is advised for this fully renovated 3 bed property with a brand new kitchen, bathroom and carpets throughout.

Let Agreed
£850 pcm
£196.15 pw

[Let agreed](#)

Property reference: 2710039

Meet the Landlord


Kerry F.
VERIFIED

Response Rate: 100% ⓘ
Response Time: Within 3 Days ⓘ

[Report Listing](#)

RENTAL PRICES



3 Bed Terraced House, High Street, S72

3 bedrooms 1 bathrooms 5 tenants max Great Houghton, Barnsley

Let Agreed

£750 pcm
£173.08 pw

Let agreed

Property reference: 2779233

Meet the Landlord

J

Jmh L.

Response Rate: 100% ⓘ
Response Time: Within 17 Hours ⓘ

Report Listing



3 Bed Terraced House, Turner Street, S72

3 bedrooms 1 bathrooms 5 tenants max Barnsley

Let Agreed

£775 pcm
£178.85 pw

Let agreed

Property reference: 2880941

Meet the Landlord

H

Joel H.

Response Rate: 100% ⓘ
Response Time: Within 4 Hours ⓘ

Report Listing

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

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Dawid Dowbusz

