



Housell

By Dowbusz Group

BENEFITS OF PROPERTY INVESTMENT



**Passive
Income**



**Growth
Potential**



Stability

A two-story brick house with a tiled roof, surrounded by greenery and a sidewalk leading to the front door. The house has a prominent front porch with a gabled roof and a bay window on the second floor. The text "ARE YOU READY FOR PROPERTY INVESTMENT?" is overlaid in the center of the image.

**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.

WE DO NOT PROVIDE FINANCIAL, INVESTMENT, LEGAL OR TAX ADVICE. ALL FIGURES IN THIS DEAL PACK - INCLUDING THE ESTIMATED DONE-UP VALUE (DUV), REFURBISHMENT COSTS, RENTAL INCOME AND YIELDS - ARE THE COMPANY'S OWN ESTIMATES, BASED ON COMPARABLE MARKET DATA AVAILABLE AT THE TIME OF PREPARATION. THEY ARE NOT A FORMAL RICS VALUATION AND ARE NOT GUARANTEED.

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 end terrace



Sheffield



MORTGAGE



DETAILS

Building type

3 Bed End-terrace

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	£121 000
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Refurbishment	£34 160
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Stamp Duty (5% up to 125K and 7% up to 250k)	£6 050
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Legal fees	£3 000
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Done Up Value (DUV)	£185 000
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Final Rent	£1000
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ROE	~20%
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YIELD	~10%
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TOTAL INVESTMENT COST (BTL)	~£74 000
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Sourcing Fee	£4 450
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Project Management Fee	£4 000
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REFURB

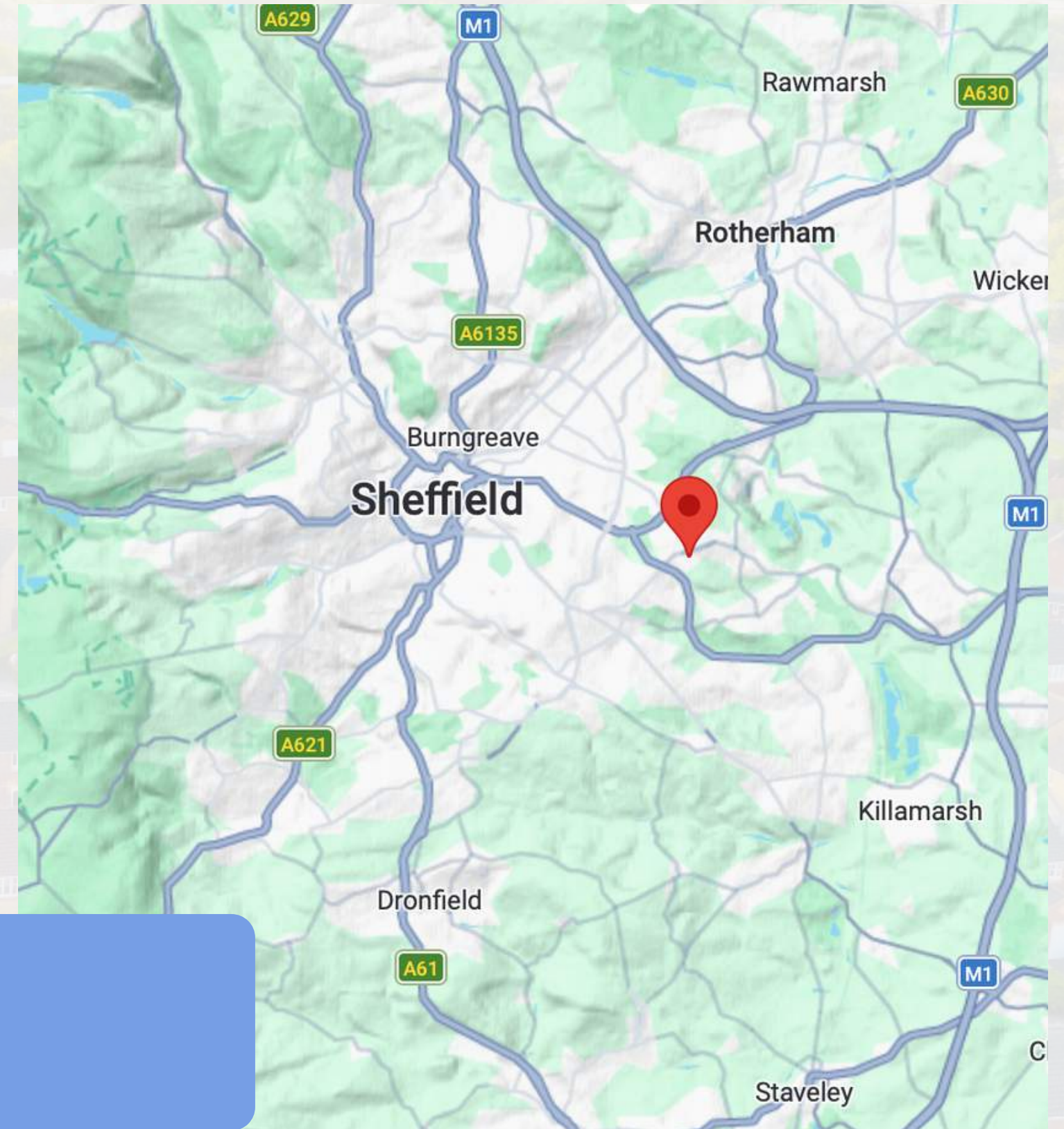
- New bathroom
- New kitchen
- Laminate ground floor
- New carpets
- Damp downstairs
- Skimming
- Chimney cap
- Painting
- All electrics no rewire
- Insulate external walls
- Back garden trimming
- Skips
- Certificates

3 bed semi-detached

Sheffield is a city in South Yorkshire, England. It had a population of 556,500 in the 2021 United Kingdom census. It is bordered by the Peak District National Park to the west, Rotherham to the north and northeast, and Derbyshire to the south and southwest.

Sheffield 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, and North East Derbyshire.

The City of Sheffield is governed by Sheffield City Council. The South Yorkshire Mayoral Combined Authority, with a directly elected mayor, oversees economic strategy, transport, and other regional matters across South Yorkshire.

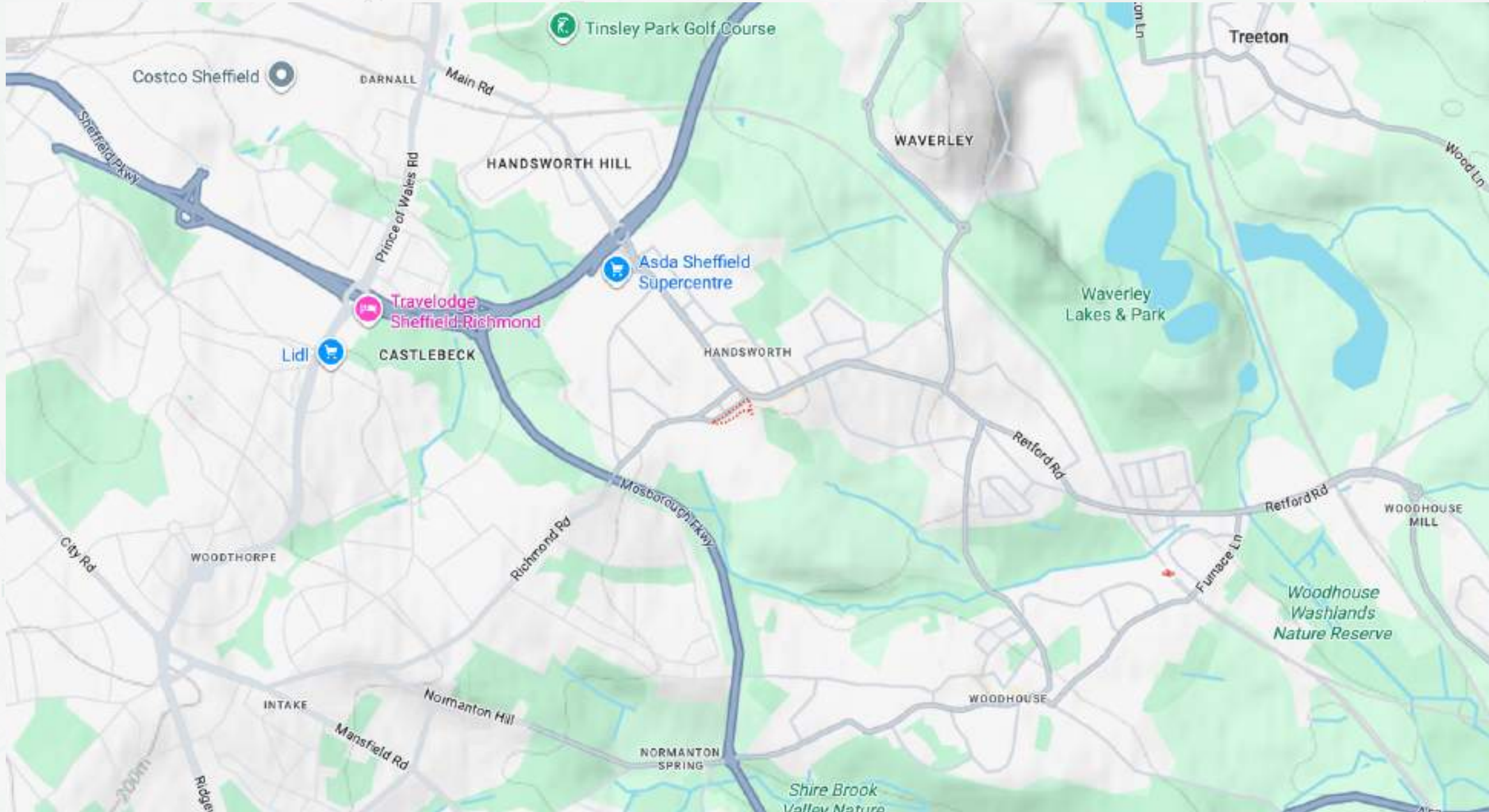


Sheffield

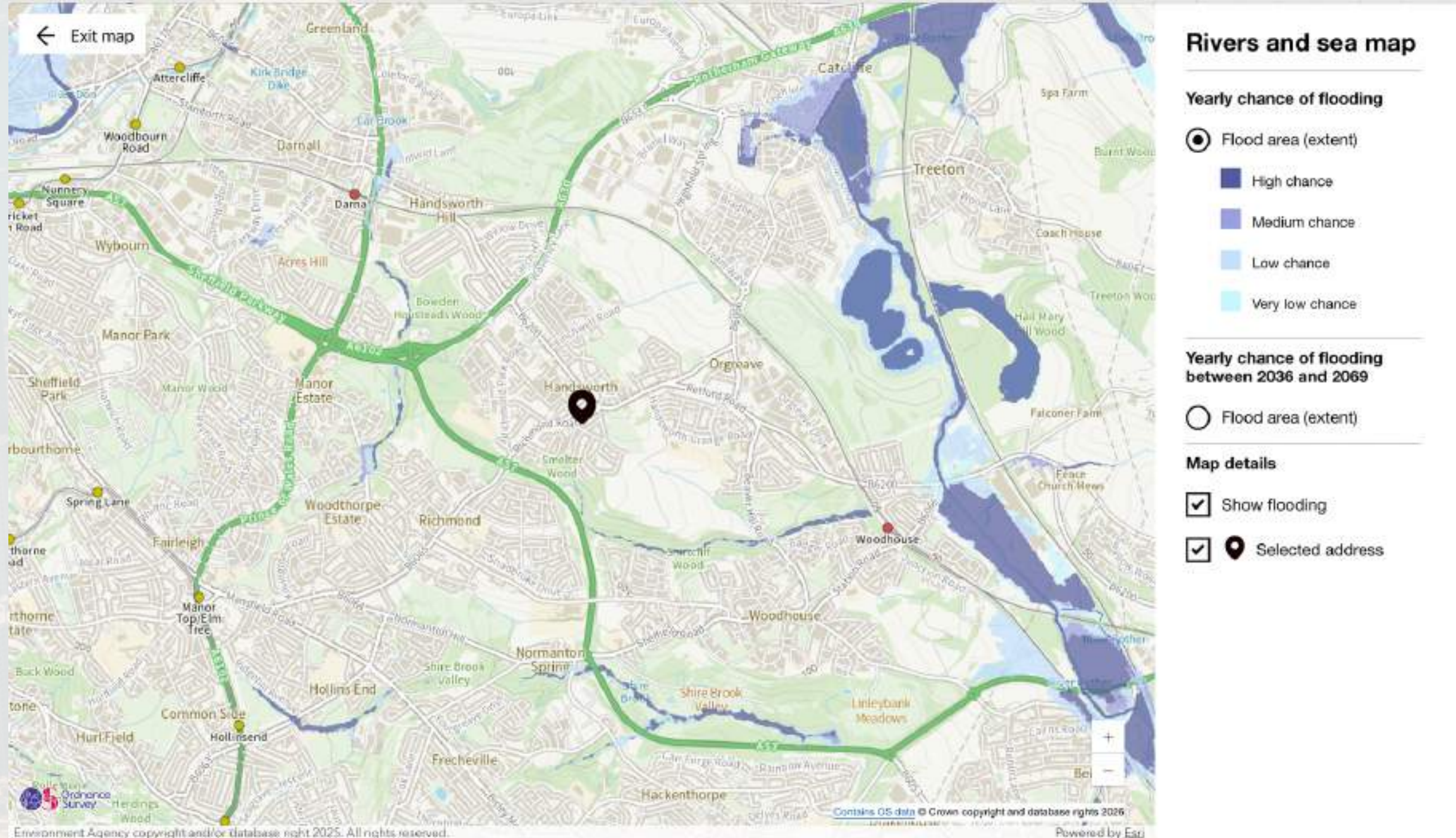


£121,000

LOCATION



FLOOD



BUS / TRAIN

NEAREST STATIONS

- | | |
|--|-----------|
|  Woodhouse Station | 1.4 miles |
|  Darnall Station | 1.4 miles |
|  Manor Top/Elm Tree Tram Stop | 1.8 miles |

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

HOUSING

Owned	80%	63%
Private rented	16%	19%
Social rented	5%	17%

FLOOR PLAN



SCHOOLS

Nearest Schools ⓘ



St Joseph's Primary School

State School

0.2 miles



Ballifield Primary School

State School

0.4 miles



Athelstan Primary School

State School

0.4 miles



Outwood Academy City

State School

0.8 miles



PICTURES



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PICTURES



PICTURES



SOLD HOUSE PRICES

5, Medlock Road, Sheffield S13 9AY

Terraced 3 Leasehold

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

9 Dec 2024 £170,000

No other historical records.



29, Fitzalan Road, Sheffield S13 9AW

Terraced 3 Leasehold

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

11 Feb 2026 £185,000

29 Jan 2021 £159,500



184, Hall Road, Sheffield S13 9AN

Terraced 3 Leasehold

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

21 Aug 2025 £190,000

26 Mar 2019 £123,000

[View +2 more](#)



17, Richmond Road, Sheffield S13 8TB

Terraced 3 Leasehold

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

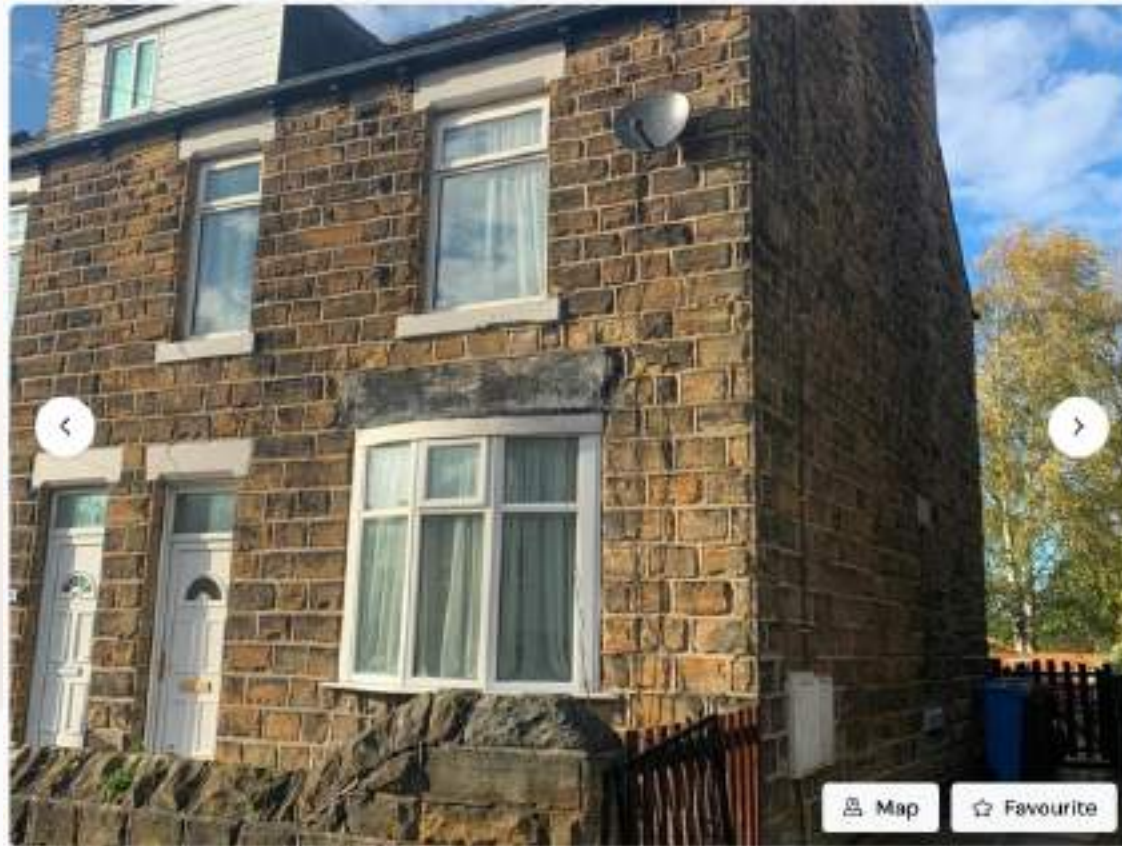
3 Oct 2025 £175,000

29 Apr 2016 £115,000

[View +1 more](#)



RENTAL PRICES



3 Bed End Terrace, Fitzalan Road, S13

Let Agreed
£995 pcm
£229.62 pw

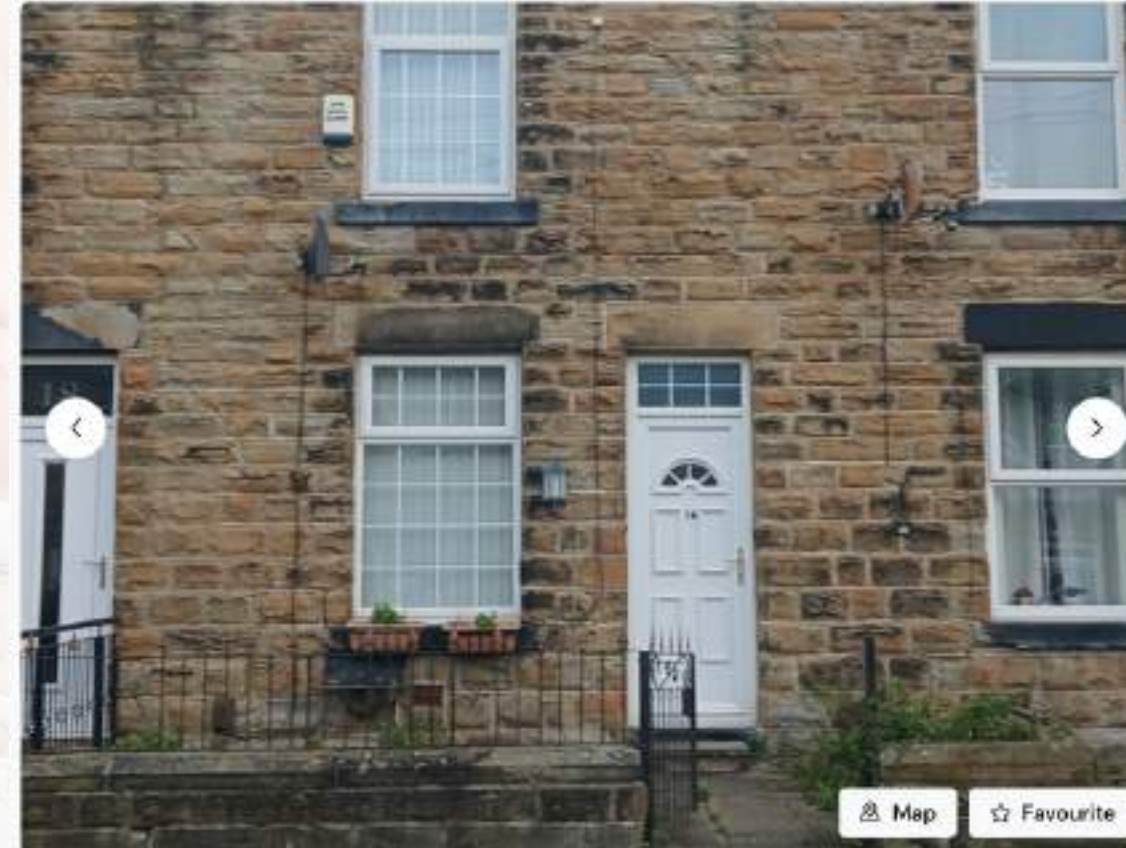
Let agreed

Property reference: 2938832

Meet the Landlord


Emily L.
Response Rate: 100% ⓘ
Response Time: Within 4 Days ⓘ

[Report Listing](#)



3 Bed Terraced House, Halesworth Road, S13

Let Agreed
£925 pcm
£213.46 pw

Let agreed

Property reference: 2724375

Meet the Landlord


Mark Andrew M.
VERIFIED
Response Rate: 100% ⓘ
Response Time: Within 16 Hours ⓘ

[Report Listing](#)



Hall Road, Handsworth, Sheffield, South
Yorkshire, S13 9AG **Rented**

Asking price on 24 Apr 2026

£1,050 **Never changed**

Links

[PaTMA data](#) [Portal](#)

3x  2x 

Listed from

17 Apr 2026 for 6 days

Distance

0.22km



St. Josephs Road, Sheffield S13 9AT **Rented**

Asking price on 26 Mar 2026

£950 **Never changed**

Links

[PaTMA data](#) [Portal](#)

3x  1x 

Listed from

21 Mar 2026 for 4 days

Distance

0.25km

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About process

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