



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 large window. 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 semi-detached



Sheffield



MORTGAGE



DETAILS

Building type

3 Bed Semi-detached

Construction Type

Standard

Tenure

Leasehold (714 years)

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	£128 500
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Refurbishment	£42 200
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Stamp Duty (5% up to 125K and 7% up to 250k)	£6 495
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Legal fees	£3 000
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Done Up Value (DUV)	£210 000
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Final Rent	£1150
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ROE	~25%
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YIELD	~11%
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TOTAL INVESTMENT COST (BTL)	~£85 000
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Sourcing Fee	£5 450
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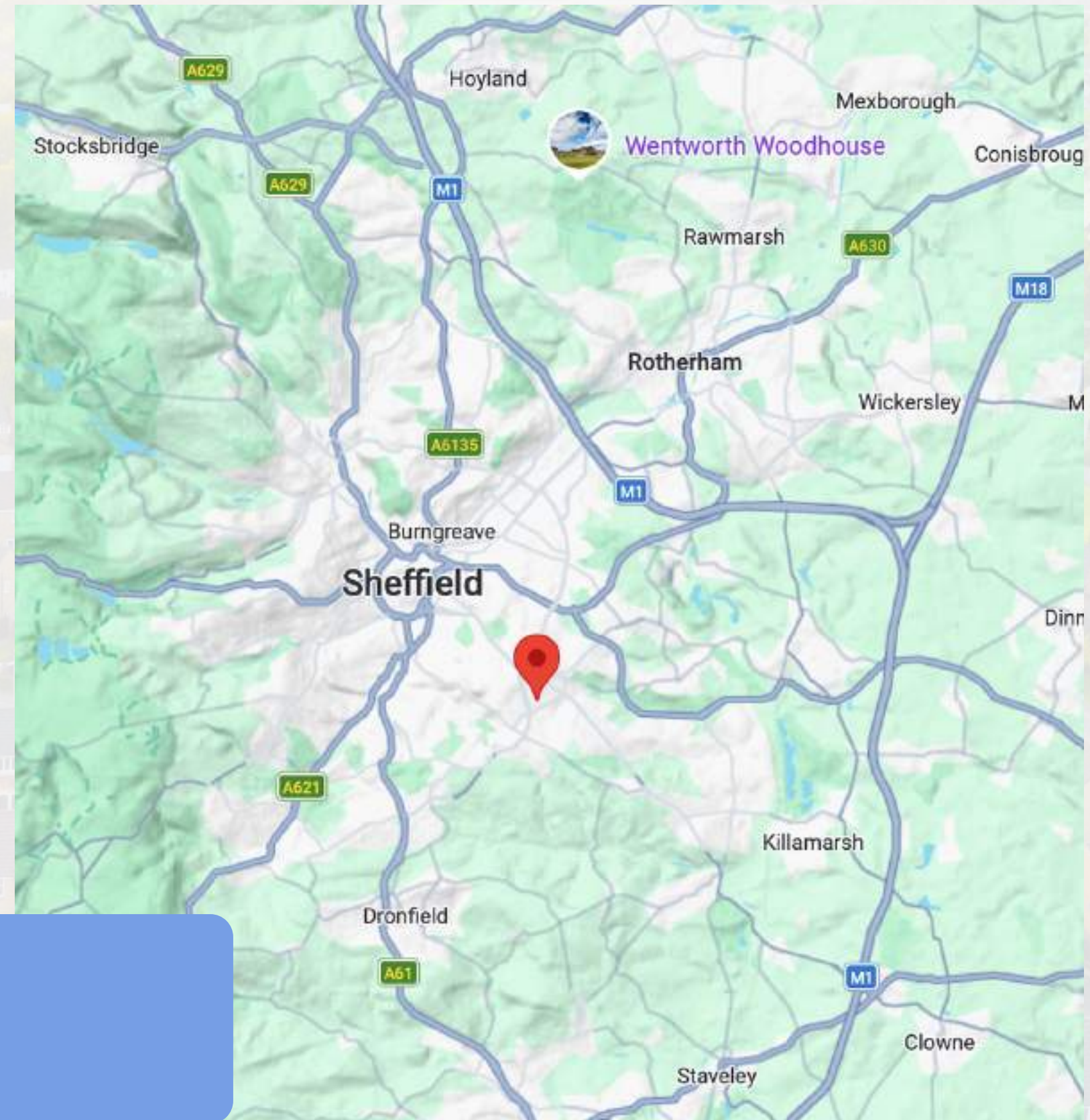
Project Management Fee	£4 000
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REFURB

- New bathroom
- New kitchen
- Laminate ground floor where needed
- New carpets
- Damp in the kitchen
- Skimming where needed
- Boarding where needed
- Painting
- All electrics no rewire
- New boiler
- Remove back boiler and water tank
- New radiator in one room
- 1 x large glazing
- New driveway (includes dropping kerb)
- Back and front 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.

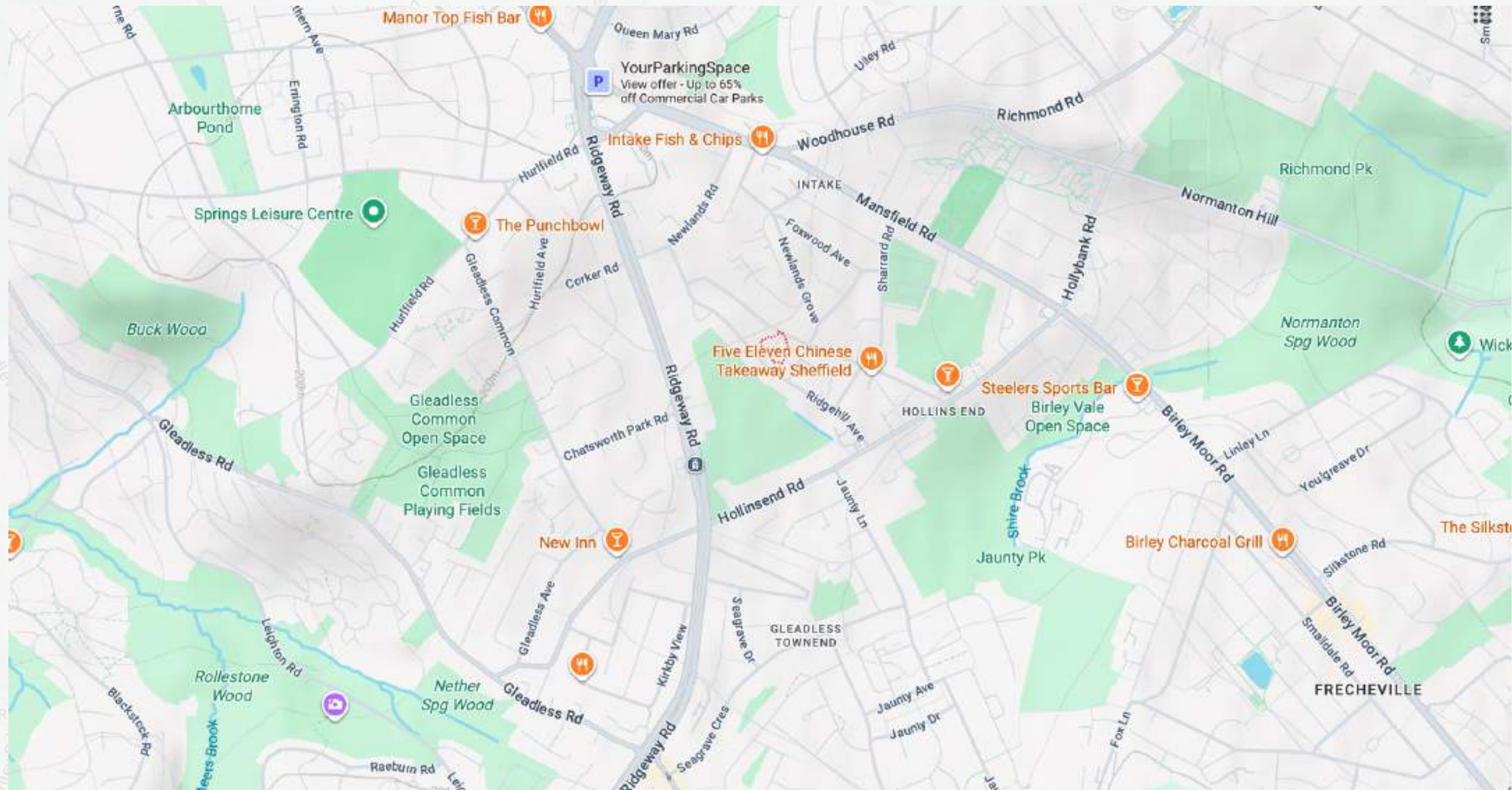


Sheffield

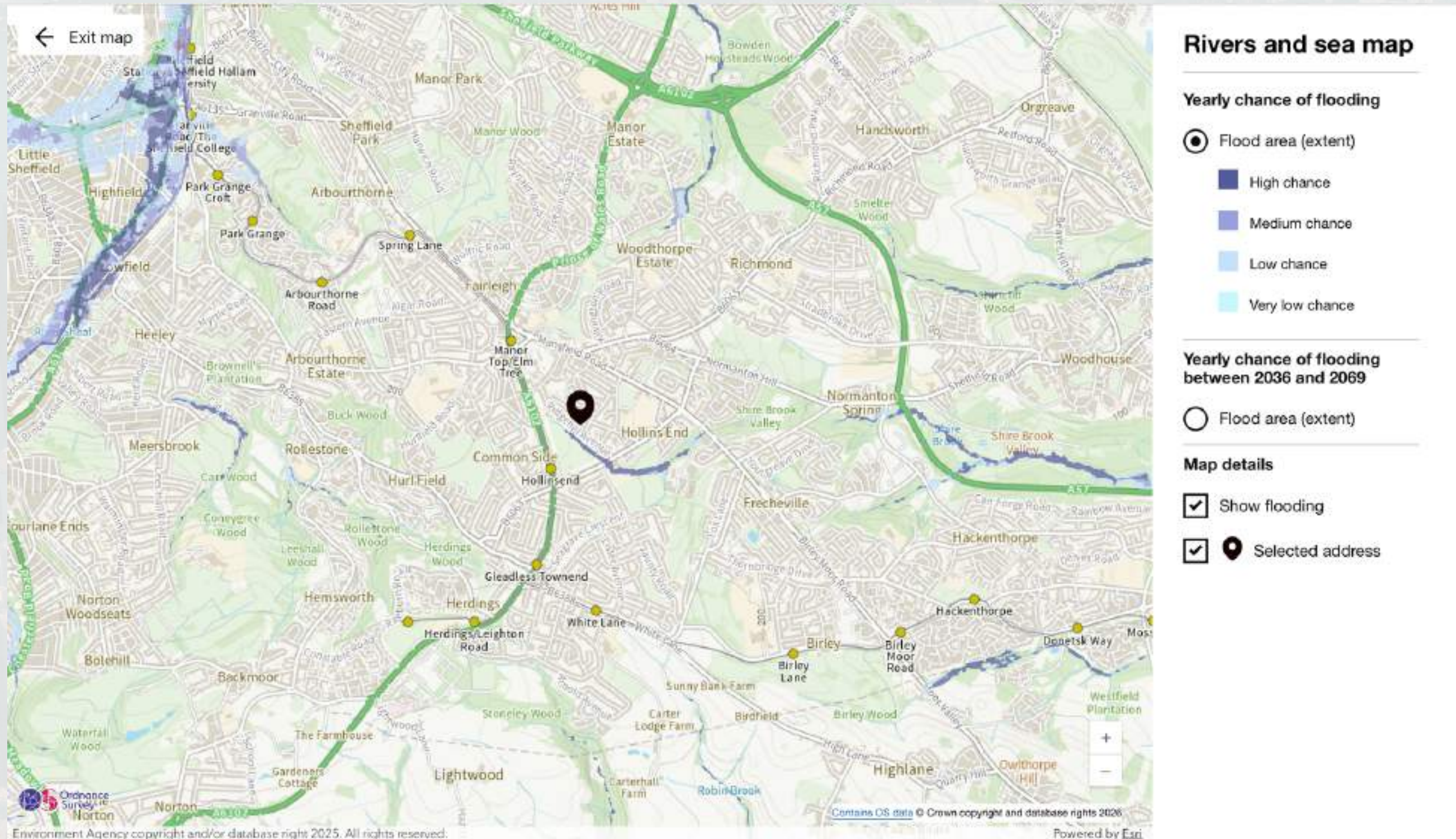


£128,500

LOCATION



FLOOD



BUS / TRAIN

NEAREST STATIONS

-  Hollinsend Tram Stop 0.2 miles
-  Manor Top/Elm Tree Tram Stop 0.5 miles
-  Gleadless Townend Tram Stop 0.6 miles

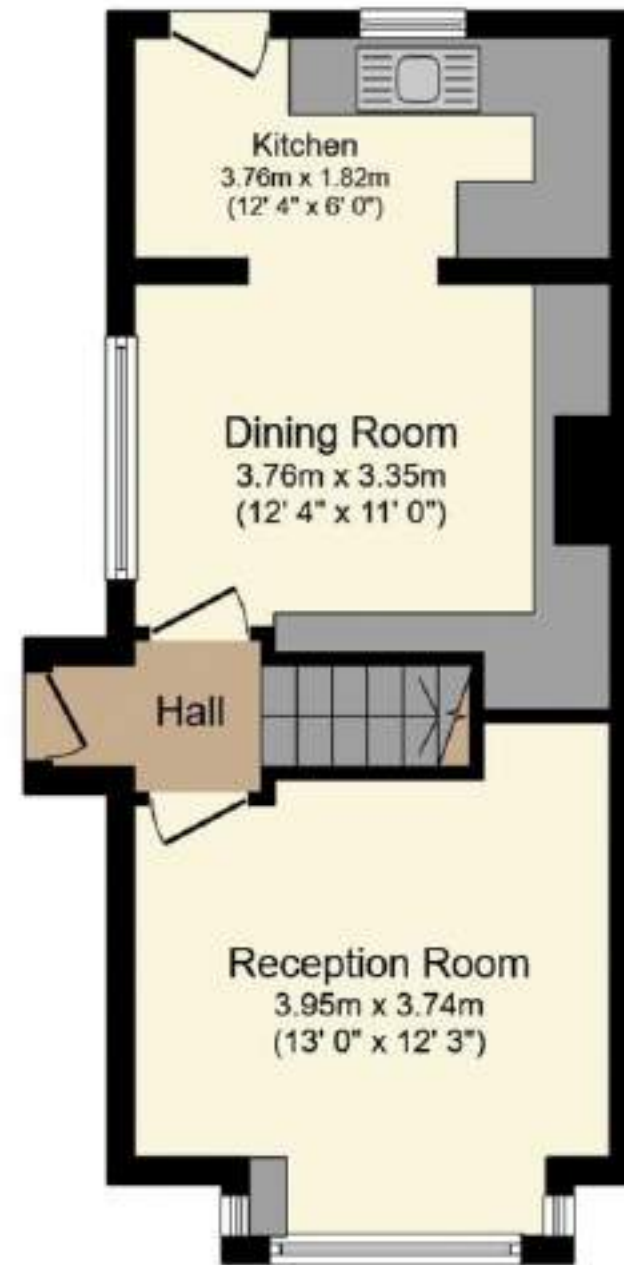
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

HOUSING

Owned	86%	63%
Private rented	14%	19%
Social rented	0%	17%

FLOOR PLAN



Ground Floor



First Floor

SCHOOLS

Nearest Schools ⓘ



Gleadless Primary School

State School

0.2 miles



Intake Primary School

State School

0.3 miles



Prince Edward Primary School

State School

0.5 miles



St Theresa's Catholic Primary School

State School

0.7 miles



PICTURES



PICTURES



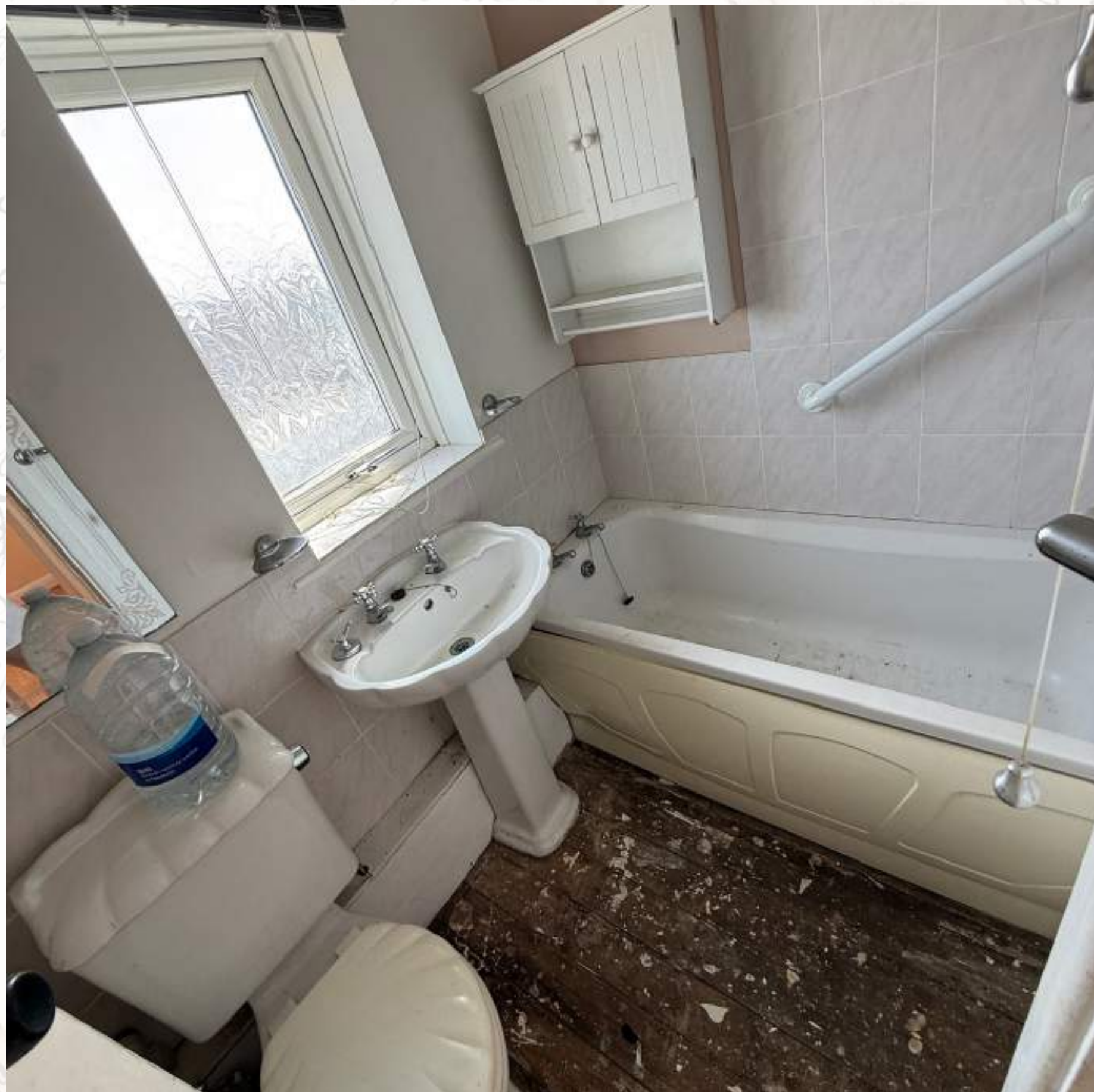
PICTURES



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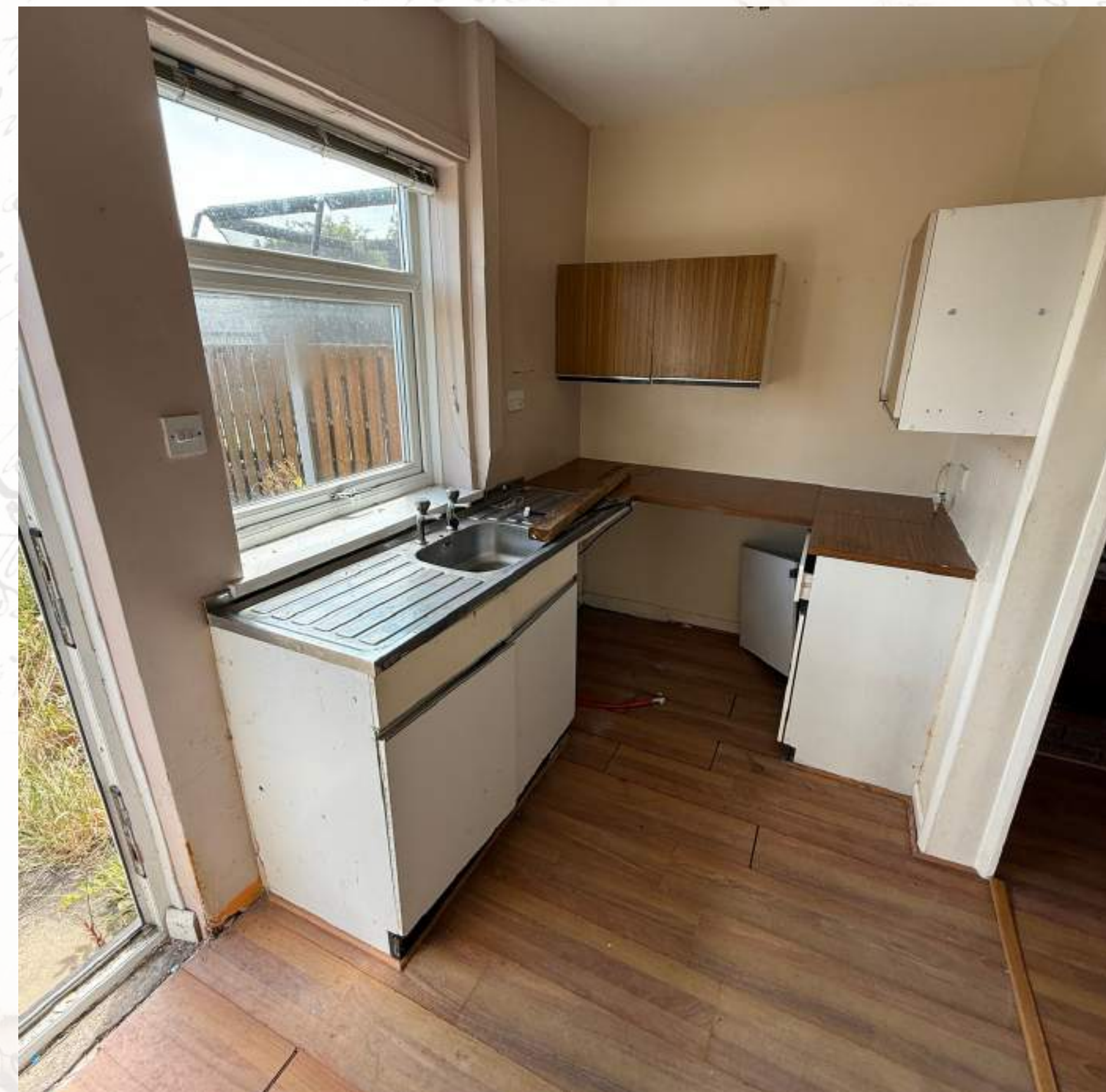
PICTURES



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PICTURES



SOLD HOUSE PRICES

135, Ridgeway Road, Sheffield S12 2SQ

Semi-Detached 3 Freehold

Today

6 Oct 2025 £220,000

No other historical records.



14 Ridgehill Grove, Sheffield, S12 2GJ

Last sold Jun 2025 £209,000

Nov 2020 £158,000

Sep 2010 £124,000

Semi-detached house 3 1 1 Leasehold 96 sqm

See what it's worth today →



20, Welwyn Road, Sheffield S12 2JF

Semi-Detached 3 Leasehold

Today

23 Sep 2025 £207,000

11 Nov 2022 £180,000

View +1 more



84, Alnwick Road, Sheffield S12 2GF

Semi-Detached 3 Leasehold

Today

17 Apr 2026 £205,000

21 Jul 2017 £110,000



40, Alnwick Road, Sheffield S12 2GE

Semi-Detached 3 Freehold

Today

4 Mar 2026 £180,000

13 Jun 2005 £102,000

View +1 more



42, Ridgehill Avenue, Sheffield S12 2GL

Semi-Detached 3 Leasehold

Today

27 Feb 2026 £170,000

3 Aug 2001 £52,000



RENTAL PRICES



Seagrave Avenue, Gleadless, Sheffield, S12 2JJ

Rented

Asking price on 14 Jun 2026

£1,200 **Reduced**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

3 Jun 2026 for 10 days

Distance

0.69km



Seagrave Drive, Sheffield, S12 2JR **Rented**

Asking price on 28 Apr 2026

£1,150 **Reduced**

Links

[PaTMa data](#)

[Portal](#)

3x 2x

Listed from

6 Mar 2026 for 52 days

Distance

0.69km



Duristone Drive, Gleadless, Sheffield, S12 2TT

Rented

Asking price on 11 Jun 2026

£1,300 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

31 May 2026 for 11 days

Distance

0.54km



105 Seagrave Crescent, SHEFFIELD, S12 2JP

Rented

Asking price on 14 May 2026

£1,000 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

24 Apr 2026 for 20 days

Distance

0.75km

Area

65 sqm

Price per area

£15 per sqm



Hollinsend Road, S12 2EB **Rented**

Asking price on 22 Apr 2026

£1,150 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

11 Apr 2026 for 10 days

Distance

0.53km



227 Hollinsend Road, SHEFFIELD, S12 2EE

Rented

Asking price on 17 May 2026

£1,300 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

12 May 2026 for 5 days

Distance

0.38km

Area

74 sqm

Price per area

£18 per sqm



Mansfield Road, Sheffield, S12 2AS **Rented**

Asking price on 3 Jul 2026

£1,100 **Never changed**

Links

[PaTMa data](#)

[Portal](#)

3x 1x

Listed from

15 May 2026 for 49 days

Distance

0.60km

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About process

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