



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



Worksop



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	£126 500
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Refurbishment	£22 000
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Stamp Duty (5% up to 125K and 7% up to 250k)	£6 355
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Legal fees	£3 000
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Done Up Value (DUV)	£182 500
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Final Rent	£925
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ROE	~20%
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YIELD	~9%
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TOTAL INVESTMENT COST (BTL)	~£64 000
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Sourcing Fee	£4 450
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Project Management Fee	£4 000
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REFURB

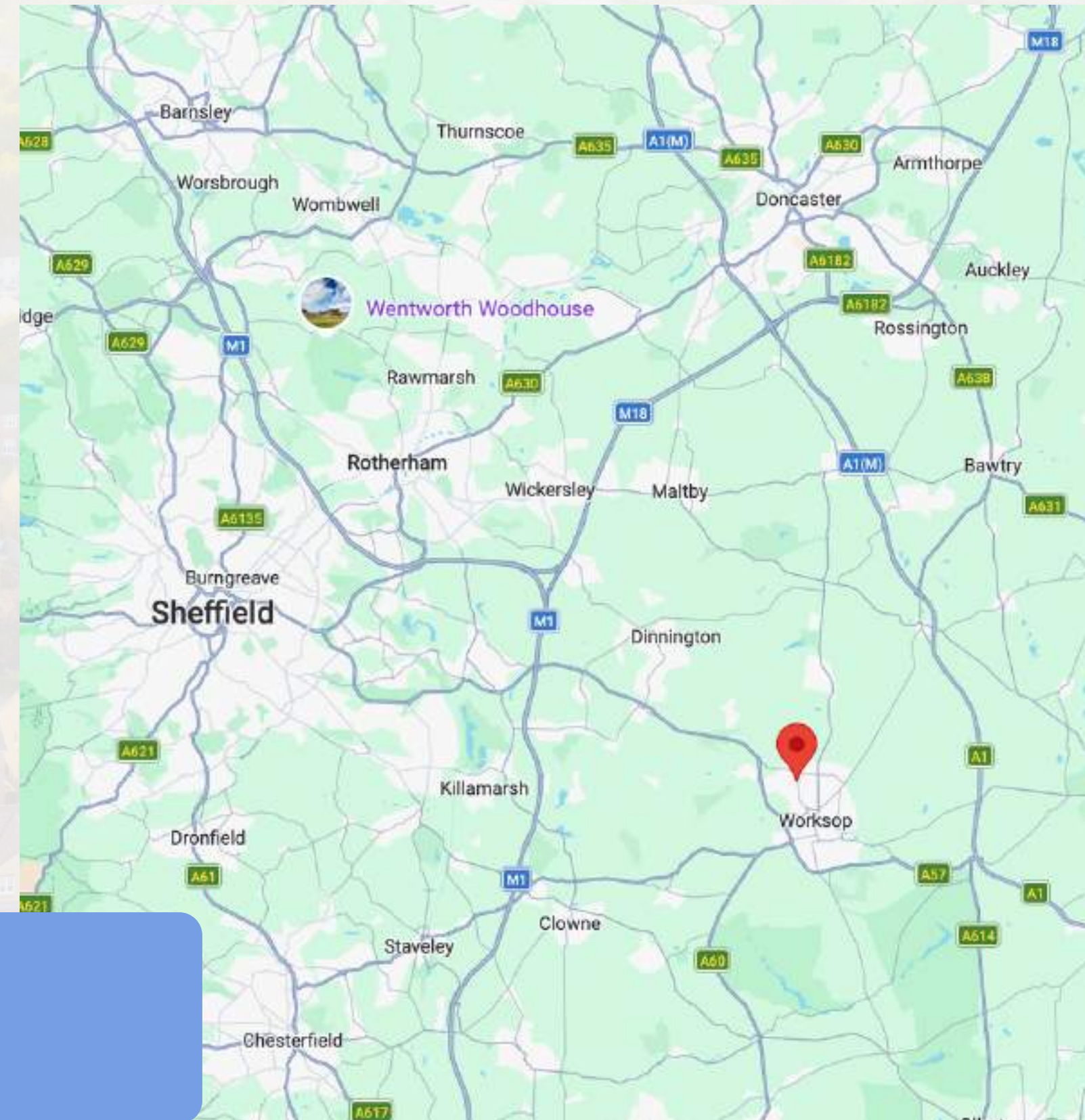
- Tearing down wallpaper x 5 rooms with skimming
- Damp downstairs
- 4x new internal doors
- Kitchen refresh
- Bathroom refresh
- Painting
- Laminate ground floor
- Carpets
- Alarms
- Final Cleaning
- Skips
- Certificates

3 bed semi-detached

Worksop is a market town in the Bassetlaw district of Nottinghamshire, England. It had a population of approximately 44,000 at the 2021 United Kingdom census. It is located close to the borders of South Yorkshire and Derbyshire, approximately 19 miles southeast of Sheffield and 24 miles north of Nottingham.

Worksop and its surrounding settlements form part of the wider Bassetlaw area in North Nottinghamshire. The town is well positioned between Sheffield, Nottingham and Doncaster, with convenient access to the A1 and A57, providing connections to major towns and cities across the East Midlands and South Yorkshire.

Worksop is governed locally by Bassetlaw District Council, with Nottinghamshire County Council responsible for wider services including highways, education and social care. The area forms part of the East Midlands region of England.

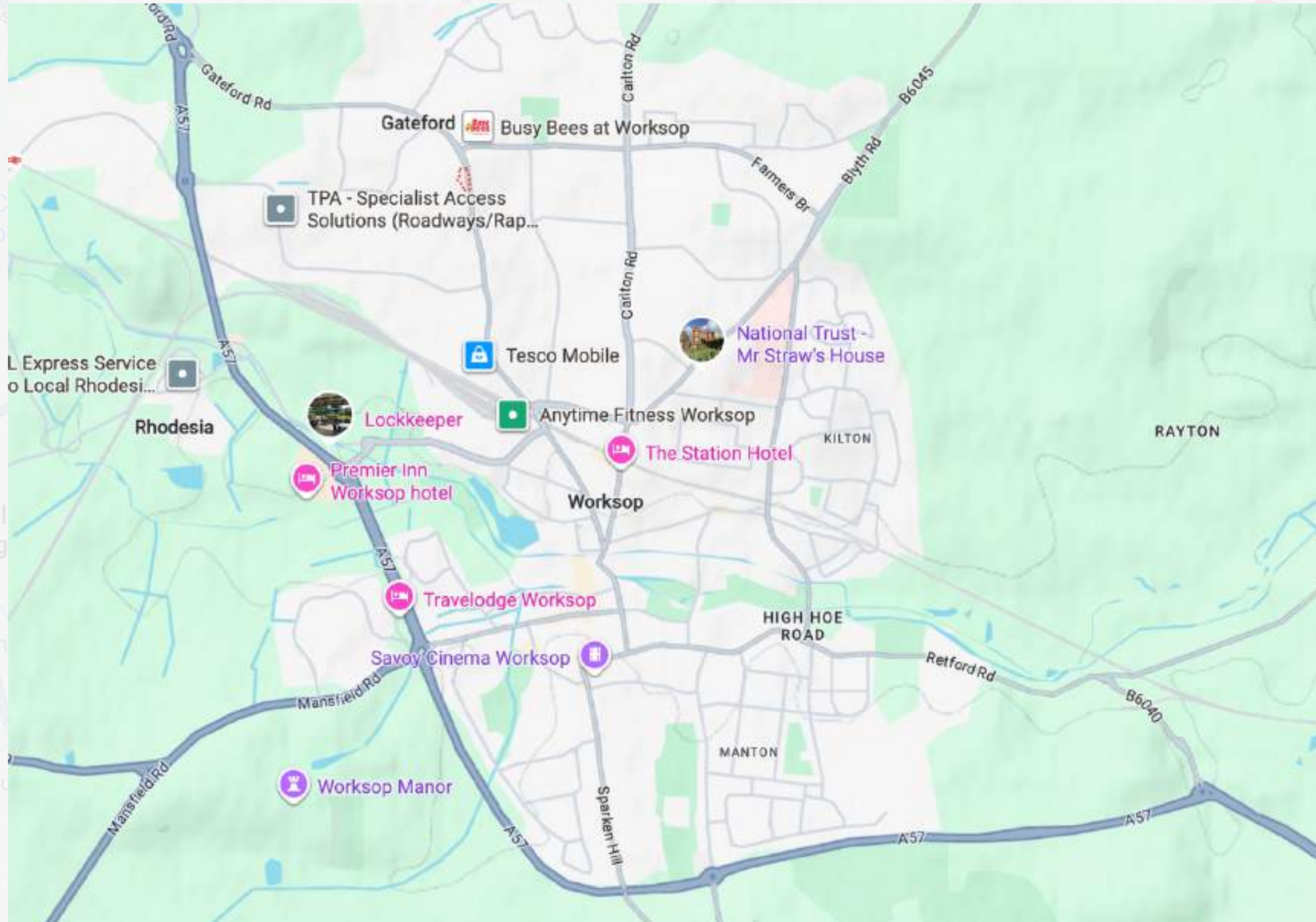


Worksop

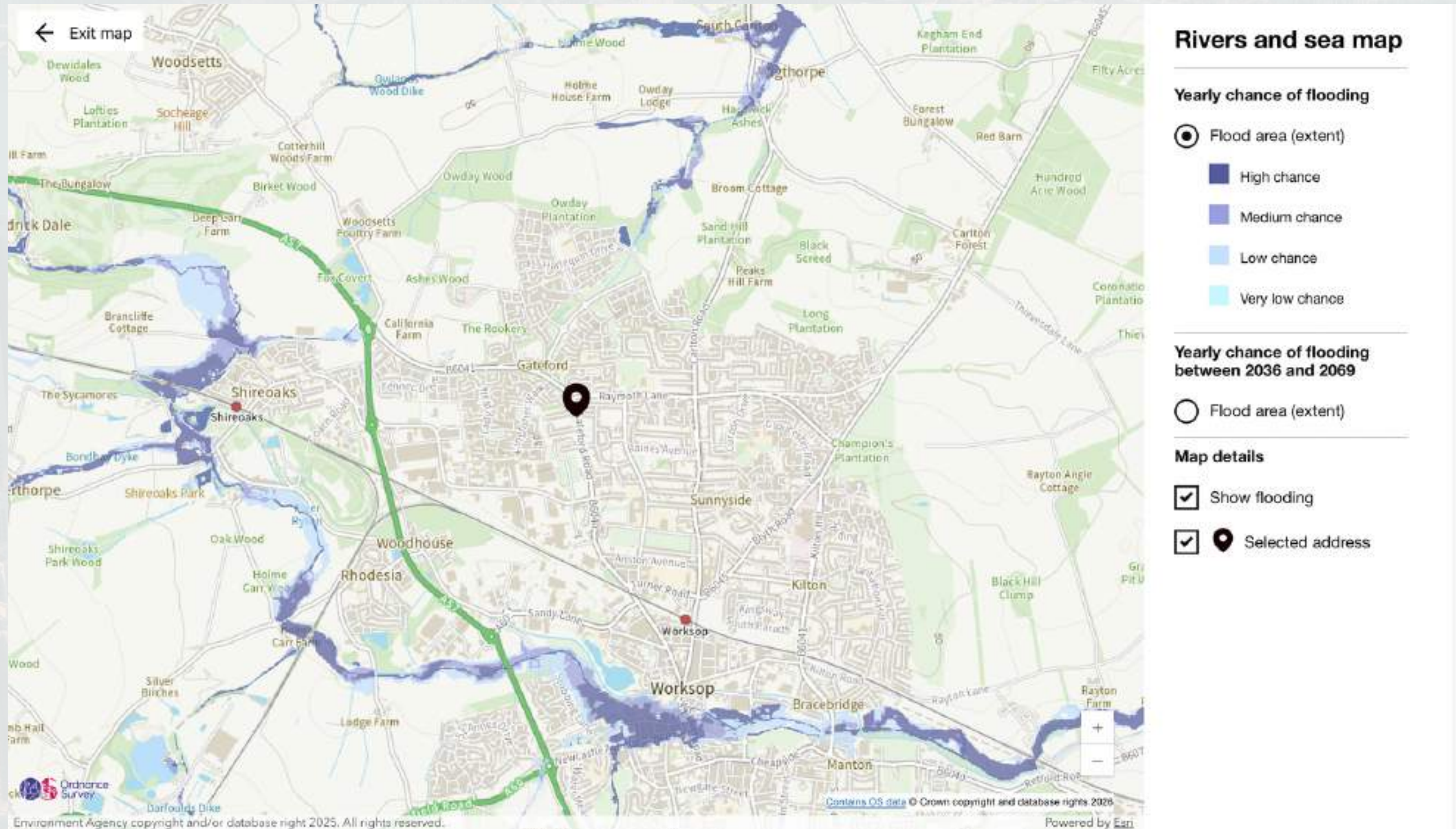


£126,500

LOCATION



FLOOD



TRAIN

NEAREST STATIONS

- | | |
|--|-----------|
|  Worksoop Station | 1.0 miles |
|  Shireoaks Station | 1.4 miles |
|  Whitwell Station | 4.1 miles |

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

Owned	71%	66%
Private rented	29%	19%
Social rented	0%	15%

SCHOOLS

Nearest Schools ⓘ



Gateford Park Primary School

State School

0.3 miles



St John's CofE Academy

State School

0.3 miles



Outwood Academy Valley

State School

0.4 miles



Whipman Woods Flying High Academy

State School

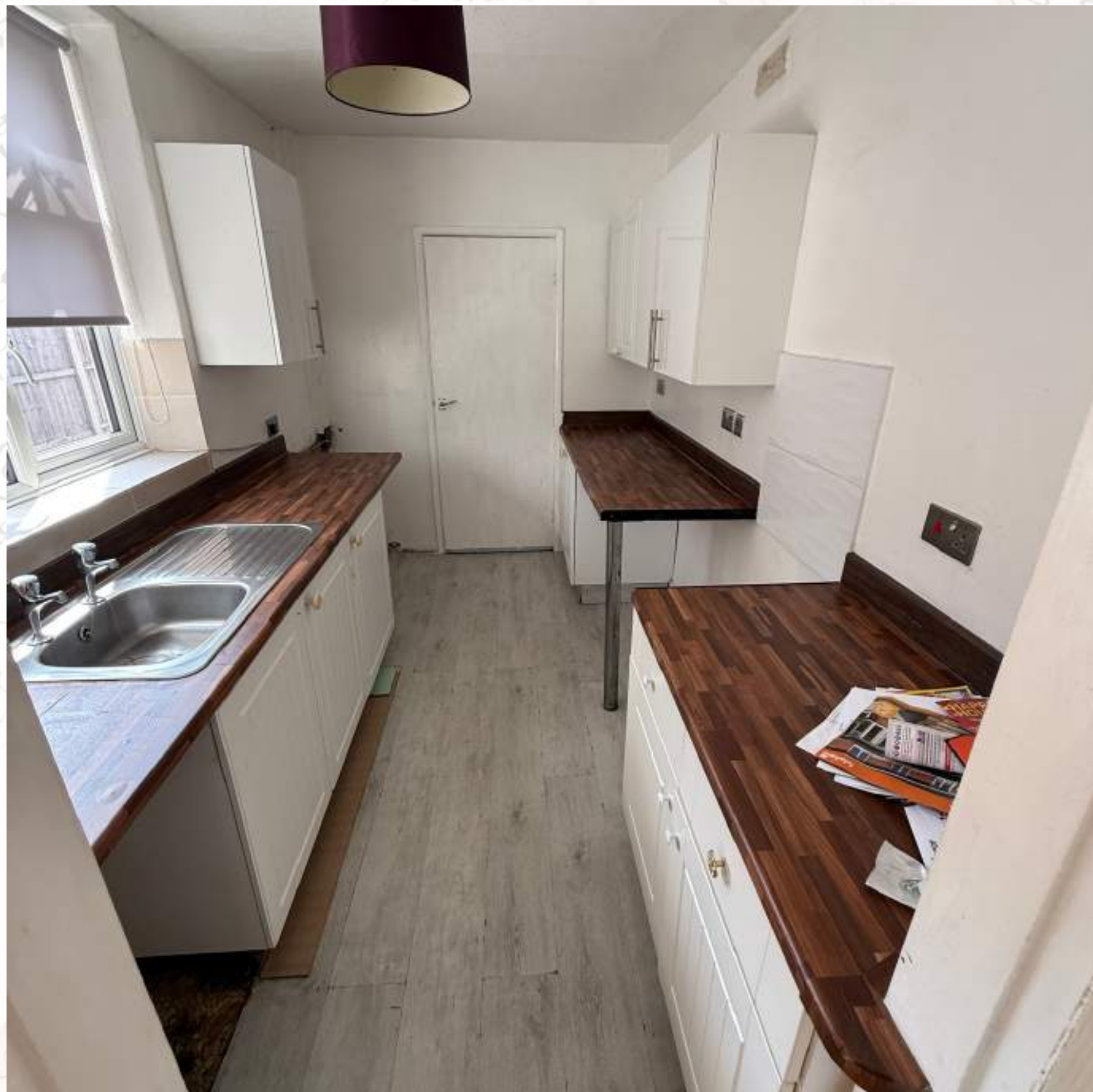
0.8 miles



PICTURES



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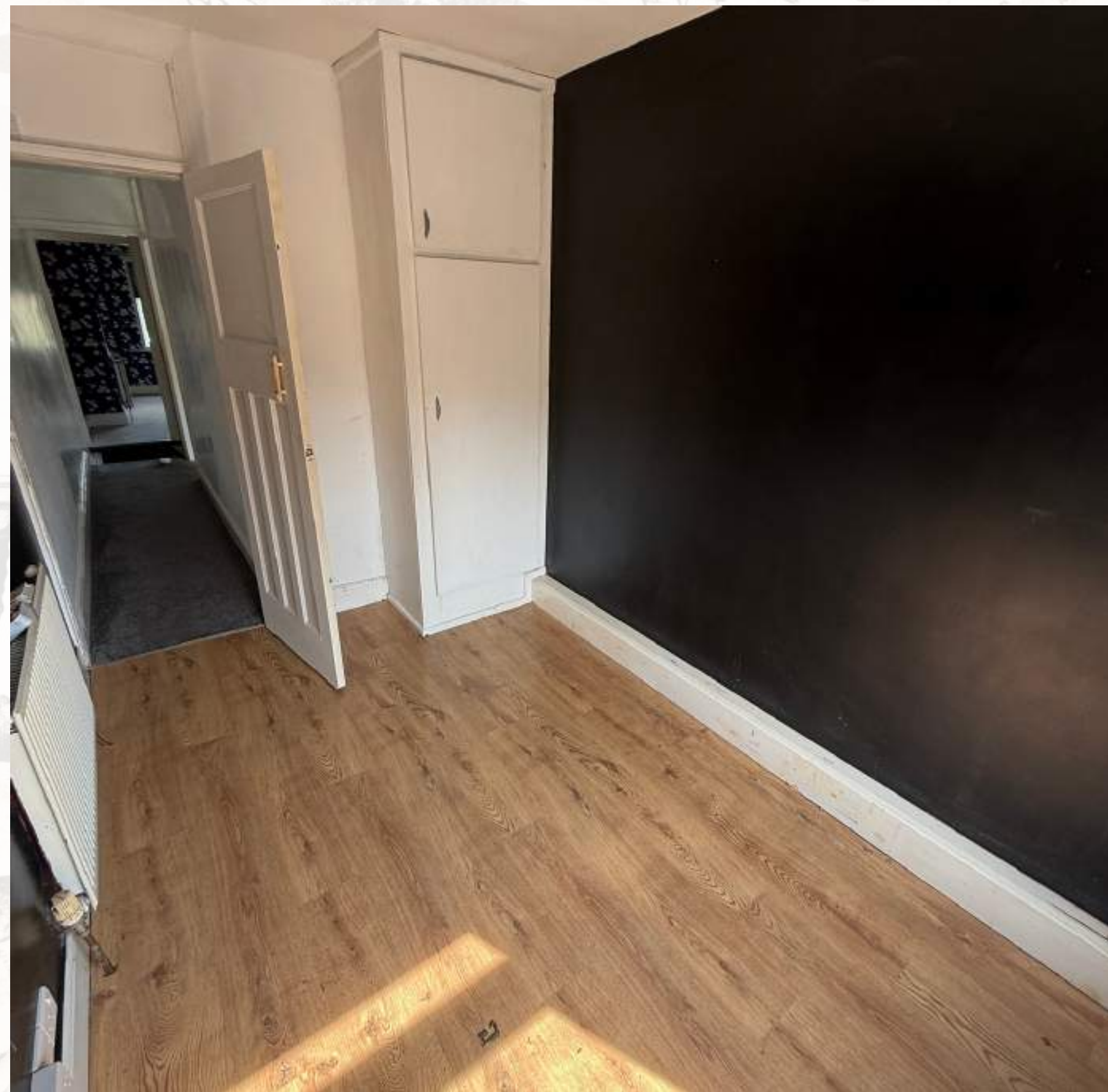
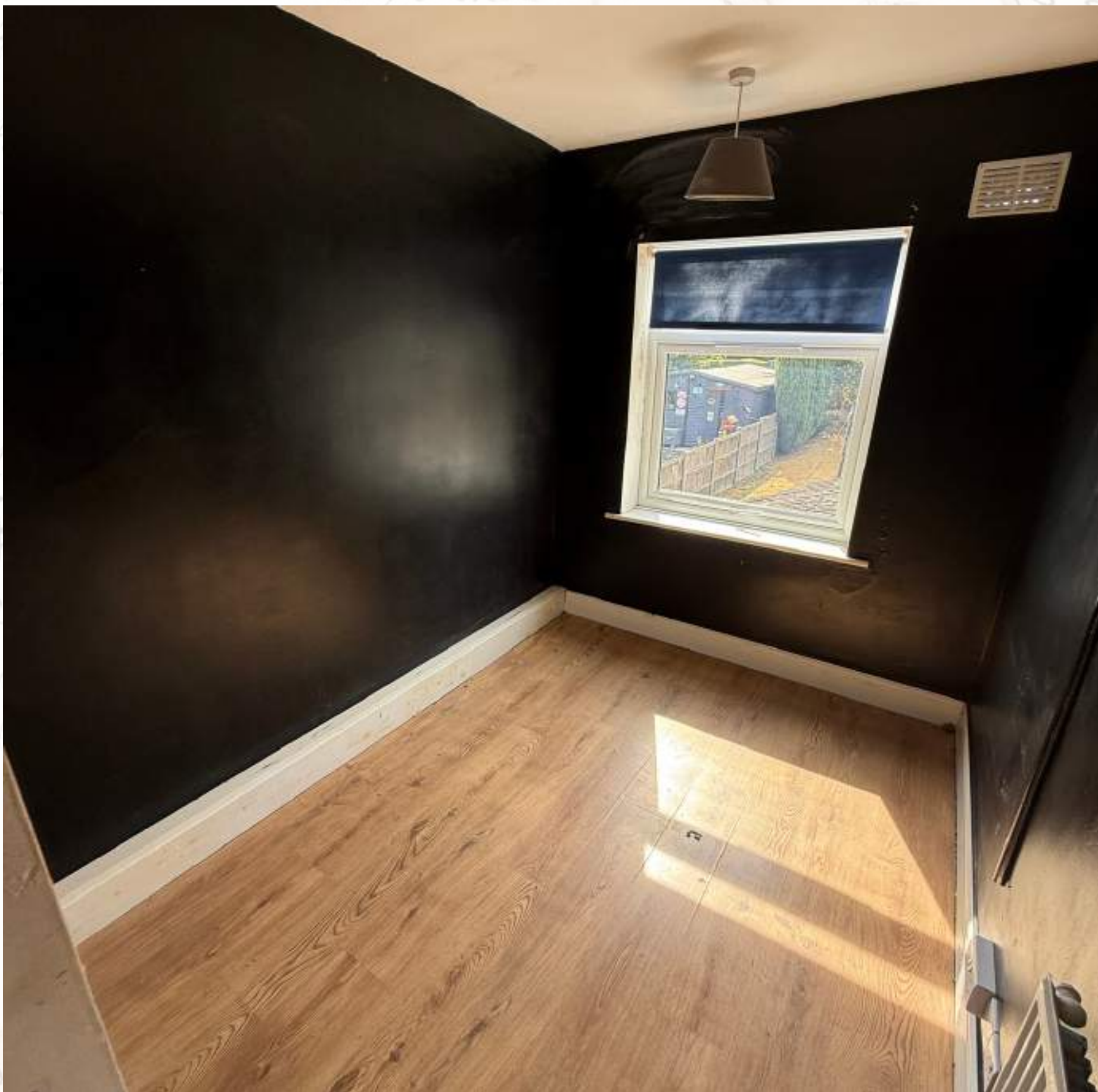
PICTURES



PICTURES



PICTURES



SOLD HOUSE PRICES

47, Buckingham Rise, Worksop S81 7ED

 Semi-Detached  3  Freehold

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

11 Jun 2025  £174,000

No other historical records.



50, Prince Charles Road, Worksop S81 7ER

 Semi-Detached  3  Freehold

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

30 Jan 2026  £180,000

14 May 2010  £123,000



12, Samian Close, Worksop S81 7FG

 Terraced  3  Freehold

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

8 Jan 2026  £180,000

31 Oct 2019  £130,000



151, Valley Road, Worksop S81 7EE

 Semi-Detached  3  Freehold

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

26 Mar 2026  £230,000

17 Jun 2011  £114,000



21, Gateford Drive, Worksop S81 7HL

 Semi-Detached  3  Freehold

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

10 Apr 2026  £168,000

29 Mar 1996  £39,000



RENTAL PRICES



Carlton Road, Worksop, S81 7PL **Rented**
Asking price on 4 Apr 2026
£885 **Reduced**
Links
[PaTMa data](#) [Portal](#)

3x 1x
Listed from
21 Feb 2026 for 42 days
Distance
0.83km



Kendal Close, Worksop, S81 7PU **Rented**
Asking price on 4 Apr 2026
£895 **Never changed**
Links
[PaTMa data](#) [Portal](#)

3x 1x
Listed from
22 Mar 2026 for 12 days
Distance
0.79km



Avon Way, Worksop S81 7LB **Rented**
Asking price on 22 Apr 2026
£1,095 **Never changed**
Links
[PaTMa data](#) [Portal](#)

3x 1x
Listed from
18 Apr 2026 for 4 days
Distance
0.40km
Area
75 sqm
Price per area
£15 per sqm



Gateford Road, Worksop, S81 7DT **Rented**
Asking price on 26 Jul 2026
£875 **Never changed**
Links
[PaTMa data](#) [Portal](#)

3x 1x
Listed from
4 Jul 2026 for 22 days
Distance
0.00km
Area
94 sqm
Price per area
£9 per sqm



D Gateford Avenue, Worksop S81 7BL **Rented**
Asking price on 2 Jul 2026
£895 **Never changed**
Links
[PaTMa data](#) [Portal](#)

3x 1x
Listed from
17 Jun 2026 for 15 days
Distance
0.22km

DO YOU NEED MORE DETAILS? TALK TO OUR TEAM!

About process and property

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