



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 several windows. The house is surrounded by lush greenery, including bushes and trees. A blue overlay is applied to the entire image, and the text "ARE YOU READY FOR PROPERTY INVESTMENT?" is centered in a bold, dark blue font.

**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 SEMI-DETACHED HOUSE



ROTHERHAM



MORTGAGE



DETAILS

Building type

3 Bed Semi-detached House

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	£112 000
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Refurbishment	£24 000
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Stamp Duty (5% up to 125K and 7% up to 250k)	£5 600
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Legal fees	£3 000
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Done Up Value (DUV)	£155 000
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Final Rent	£950
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ROE	~19%
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YIELD	~10%
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TOTAL INVESTMENT COST (BTL)	~£62 000
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Sourcing Fee	£4 450
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Project Management Fee	£4 000
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REFURB

- GARDEN TRIMMING
- HOUSE CLEARANCE
- PAINTING (entire property) & CUPBOARD/WARDROBE REFRESH
- ALARMS
- NEW RADIATOR – 4 units
- SKIMMING – two living room walls, bedroom
- CHIMNEY TOP CEMENT MORTAR REPAIR – small area (up to 4m²)
- LARGE GLAZING & SMALL WINDOW – replacement
- WINDOW SEAL REPAIR – 2 windows
- INTERNAL DOORS – 2 non-fire doors
- KITCHEN SUPPLY AND FITTING
- BATHROOM FITTINGS with WET WALL TILES – wet walls only and VINYL FLOOR
- CARPETS – 3-bed house
- GUTTER CLEANING – front, FASCIA AND SOFFIT replacement
- GARDEN FENCE PANELS – 3 units
- SKIP HIRE
- GAS CERTIFICATE, EIC/EICR, EPC
- LAMINATE FLOORING – ground floor living room and kitchen
- DAMP PROOFING – two walls in living room

3 bed semi-detached house

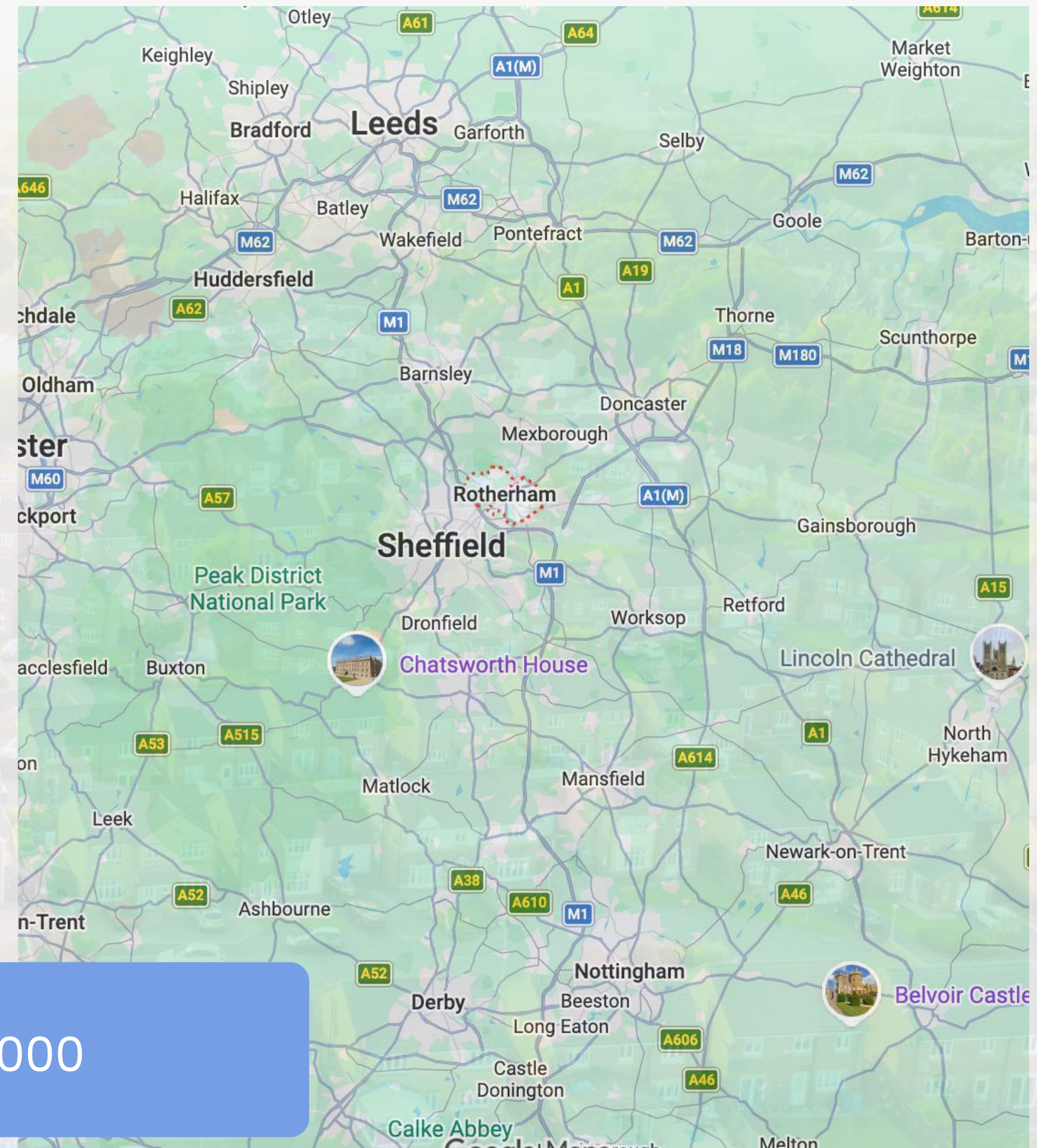
ROTHERHAM

Rotherham is a town in South Yorkshire, England, located close to Sheffield. It offers a relatively affordable cost of living compared with many parts of the UK, making it an option for families, couples and people looking for a quieter lifestyle.

The town has a range of local shops, supermarkets, schools, healthcare services, parks, leisure facilities and restaurants. Meadowhall Shopping Centre is also within easy reach, offering a wide choice of shops and entertainment.

Transport links are generally good, with access to the M1 and M18 motorways, local bus services and rail connections. Sheffield is nearby and provides additional employment opportunities, universities, shopping, nightlife and cultural activities. Rotherham has a mix of residential neighbourhoods, from quieter suburban areas with family homes and green spaces to busier urban streets closer to the town centre. The atmosphere, property condition and general surroundings can vary significantly between areas, so choosing the right neighbourhood is important. The town has experienced economic challenges linked to the decline of traditional industries, and some areas face higher levels of deprivation, unemployment and antisocial behaviour. However, there are also ongoing regeneration projects and efforts to improve the town centre, local facilities and employment opportunities. For families, the availability of schools, parks and everyday amenities can make certain neighbourhoods appealing. For commuters, proximity to Sheffield and the motorway network is a major advantage. People who prefer a lively city atmosphere may find Sheffield offers more entertainment, nightlife and cultural activities.

Overall, Rotherham can be a practical and affordable place to live, particularly for people who value convenient transport links, access to essential services and a quieter lifestyle than a larger city. The quality of life depends heavily on the specific neighbourhood, so it is worth visiting the area during the day and evening before deciding to move.



Rotherham



£112 000

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

Train & Tube Stations

10 Stations Nearby

NEAREST TRAIN STATION



PHS

Direct National Rail network link

 21 min walk • 1.1 miles

NEARBY RAILWAY STATIONS

RMC Rotherham Central

 4 min • 1.5 miles

DAN Darnall

 7 min • 3.4 miles

CLM Chapeltown

 8 min • 3.8 miles

SHF Sheffield

 9 min • 4.5 miles

Local Bus Connections

3 Active Stops

 Walking Radius: 10–15 min (~1,000m)

• High Frequency Grid

NEAREST BUS STOPS

• Station Road / High Street   4 min walk • 0.2 miles

• Church Lane / Victoria Street  6 min walk • 0.3 miles

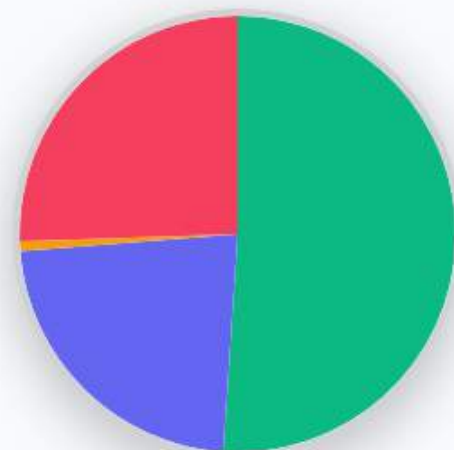
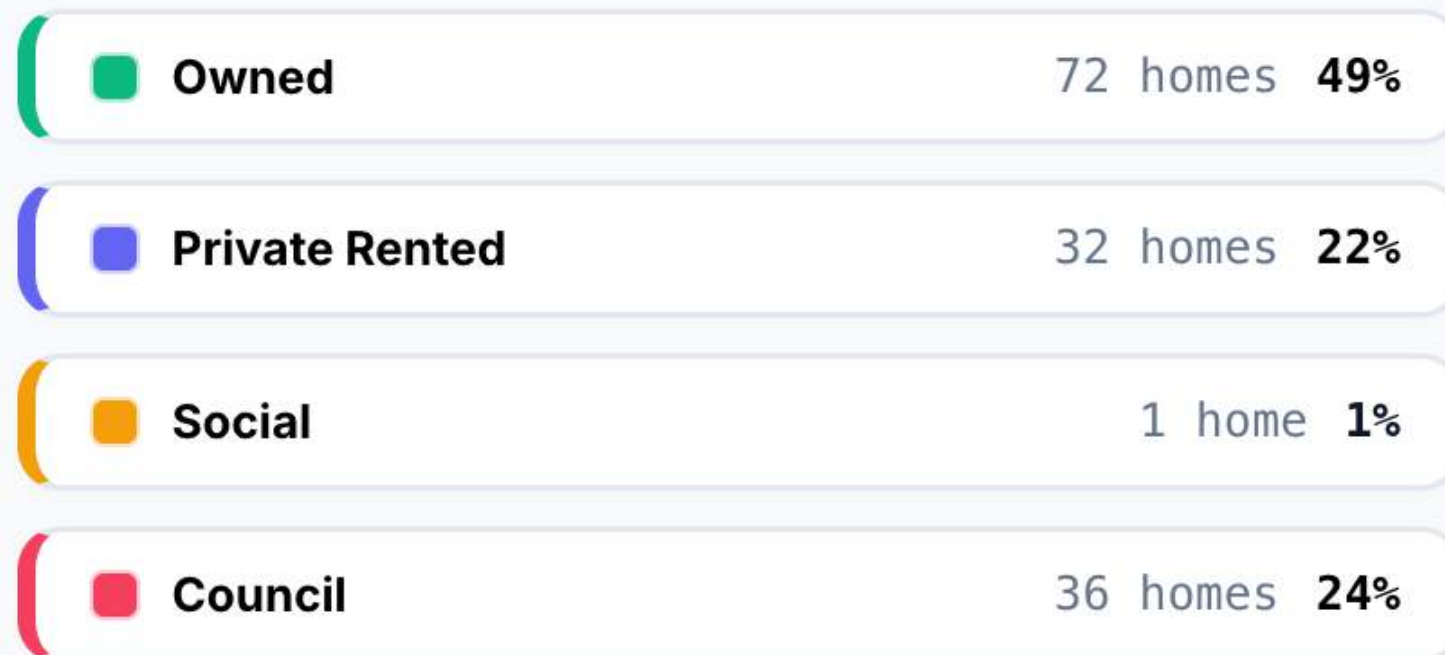
• Market Place / North Road   8 min walk • 0.4 miles

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HOUSING

HOUSING TENURE



Total: 148 homes

FLOOR PLAN

SCHOOLS



Meadow View Primary School

Community Primary School

Ofsted: Good

Meadowhall Road, Richmond Park, Kimberworth

7 min walk (0.35 mi) • 3 min

Route ↗

Ofsted ↗



Kelford School

Community Primary School

Ofsted: Good

Oakdale Road, Kimberworth, Rawmarsh

9 min walk (0.44 mi) • 3 min

Route ↗

Ofsted ↗



Winterhill School

Community Primary School

Ofsted: Good

High Street, Kimberworth, Rawmarsh

14 min walk (0.68 mi) • 4 min

Route ↗

Ofsted ↗



Kimberworth Community Primary School

Community Primary School

Ofsted: Good

Kimberworth Road, Bradgate, Kimberworth

15 min walk (0.76 mi) • 4 min

Route ↗

Ofsted ↗



St Bede's Catholic Primary School

Faith Primary (Voluntary Aided)

Ofsted: Outstanding

Wortley Road, Bradgate, Kimberworth

4 min drive (0.93 mi) • 18 min

Route ↗

Ofsted ↗



Blackburn Primary School

Community Primary School

Ofsted: Good

Baring Road, Blackburn, Rotherham

6 min drive (1.47 mi) • 28 min

Route ↗

Ofsted ↗

and Help?

PICTURES



PICTURES



PICTURES



PICTURES



PICTURES



PICTURES



PICTURES



PICTURES



SOLD HOUSE PRICES

 Semi-Detached  3  Freehold

Today  [See today's value](#)

19 Dec 2025  £165,000

27 Sep 2021  £139,000



Transaction price	£160,000
Transaction date	26 September 2025
Property type	Semi-detached house
Internal area	77 sq metres
Measurement date	18 Jul 2016
£/sqm	£2,077/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold

SOLD HOUSE PRICES



Transaction price	£179,000
Transaction date	25 July 2025
Property type	Semi-detached house
Internal area	99 sq metres
Measurement date	17 Mar 2025
£/sqm	£1,808/sqm
Num bedrooms	3
Age at sale	Old stock
Tenure	Freehold



Off-market

11 Richmond Road, Rotherham, S61 2LF

Semi-detached house 3 beds 1 bath 1 reception [Edit](#)

Freehold 98 sqm EPC rating: C [Interested in buying](#)

Tracking

[I'm interested in buying](#)

Zoopla estimate

[See inside the estimate](#) →



SOLD HOUSE PRICES



RENTAL PRICES



Let Agreed

£875 pcm

£201.92 pw

Let agreed

Property reference: 3019351

Meet the Landlord



Natalie H.

Response Rate: 100% ⓘ

Response Time: Within 3 Days ⓘ

[Report Listing](#)

[Map](#)

[Favourite](#)



Let Agreed

£900 pcm

£207.69 pw

Let agreed

Property reference: 2829885

Meet the Landlord



Wesley O.

Response Rate: 100% ⓘ

Response Time: Within 3 Days ⓘ

RENTAL PRICES



Let Agreed

£920 pcm
£212.31 pw

Let agreed

Property reference: 2297799

Meet the Landlord



Malo P.

Response Rate: 100% ⓘ

Response Time: Within 23 Hours ⓘ

[Report Listing](#)

[Map](#)

[Favourite](#)



Let Agreed

£1,100 pcm
£253.85 pw

Let agreed

Property reference: 2872526

Meet the Landlord



S S.

Response Rate: 100% ⓘ

Response Time: Within 2 Days ⓘ

[Report Listing](#)

[Map](#)

[Favourite](#)

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

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Dawid Dowbusz

