



HMO in S71

Pontefract Road, Barnsley, Barnsley, S71 1EZ

£195,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Freehold Property
- ✓ HMO
- ✓ 1 Tenant Remaining

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

We are pleased to offer this licensed HMO, comprising six bedrooms, four en-suite bathrooms, and an additional family-sized bathroom.

The property generates a combined gross rental income of approx £2,700 per calendar month when fully let, equating to an annual gross income of £32,400. Currently only 1 tenant is in place at £450pcm.

Conveniently located near local amenities and transport links. Pontefract Road in Barnsley generally refers to areas around the S70 & S71 postcode districts, connecting towards Pontefract and featuring diverse housing (like Bluebell Bank, Rufford Ave), local amenities, and good transport links, within the Barnsley Metropolitan Borough itself. It's a significant thoroughfare leading out of the town centre, with varied residential areas and access to shops, schools, and major roads, typical of a bustling South Yorkshire town

Property Overview -

GROUND FLOOR -

Double glazed composite entrance door opens into the

ENTRANCE HALL Grey carpet flooring, a central heating radiator and staircase ascending to the first floor landing

BEDROOM ONE - EN-SUITE 10'6" X 10'0" having a UPVC double glazed window, central heating radiator, grey carpet flooring, front aspect.

BEDROOM TWO - EN-SUITE 21'4" X 6'6" having a UPVC double glazed window, central heating radiator, carpet flooring, rear aspect.

BEDROOM THREE 11'6' X 6'11" having a UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect.

KITCHEN 15'4' X 11'0' fully fitted with a range of grey wall and base units finished in wood effect worktop, complimented white ceramic tiled splashbacks and rolled edge work surfaces, there is stainless steel sink and drainer, range style oven with, four ring Electrolux gas hob with integrated cooker hood above, plumbing and space for a dishwasher, tiled flooring, two UPVC double glazed windows with side aspect and a door leading through to the garden.

Bathroom

FIRST FLOOR -

BEDROOM FOUR - EN-SUITE 15'4' X 10'0" UPVC double glazed window, central heating radiator, grey carpet flooring, front aspect, painted feature wall

BEDROOM FIVE - EN-SUITE 10'6' X 7'8" UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect, painted feature wall

BEDROOM SIX 8' 9'X 8'0" UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect, painted feature wall

ALL EN SUITE'S - Three piece suite comprising of a low flush WC, fully enclosed shower cubicle with tiled splashbacks, wash hand basin , ceramic tiled splashbacks, chrome ladder heated towel rail's

FAMILY BATHROOM 9'7' x 4'2' Three piece suite in white comprising of a low flush WC, shower cubicle with hand basin. There is a chrome ladder heated towel rail.

REAR PRIVATE GARDEN

Price: Starting Bid £195,000

Property Type: HMO

Business Type: Residential Investments

Parking: None

Description

A fully licensed HMO, comprising six bedrooms, four en-suite bathrooms, and an additional family-sized bathroom.

EPC

Rating D

Tenure

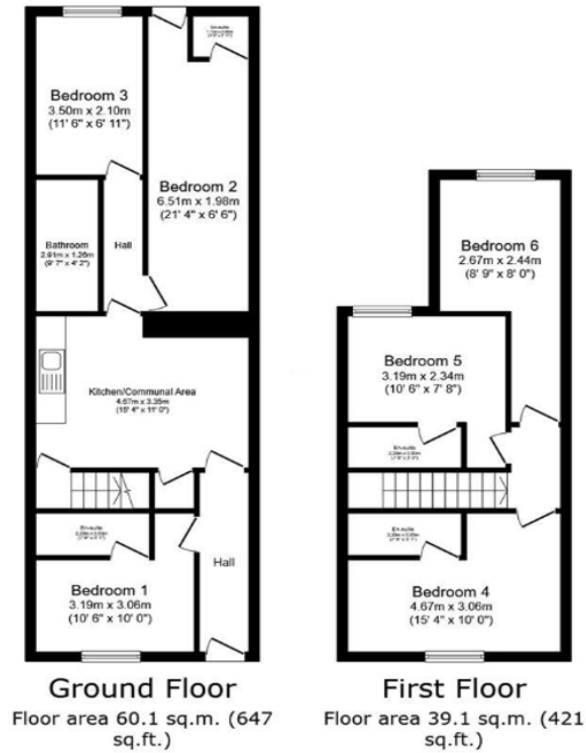
Title number
SYK302530 - Freehold

Location

Conveniently located near local amenities and transport links. Pontefract Road in Barnsley generally refers to areas around the S70 & S71 postcode districts, connecting towards Pontefract and featuring diverse housing (like Bluebell Bank, Rufford Ave), local amenities, and good transport links, within the Barnsley Metropolitan Borough itself. It's a significant thoroughfare leading out of the town centre, with varied residential areas and access to shops, schools, and major roads, typical of a bustling South Yorkshire town.

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Total floor area: 99.3 sq.m. (1,069 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Pontefract Road, Barnsley, Barnsley, S71 1EZ

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
 commercial@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

