



## 2 bed terraced house to buy in

Bartholomew Street, Wombwell, Barnsley,  
S73 8LE

**£79,000** Starting Bid

H x 2 D x 1 B x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale Online Bidding. Terms & Conditions apply.
- ✓ Two-Bedroom Terraced Property
- ✓ Tenant In Situ
- ✓ Current Rental Income of £575
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Air Source Heat Pump

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Investor alert!!! Fantastic investment opportunity in Wombwell!

This two-bedroom terraced property is offered for sale with a tenant already in situ, currently achieving a rental income of £575 per calendar month.

Ideally located close to a range of local shops, schools, supermarkets and everyday amenities, Wombwell is a popular and well-established area with excellent transport links to Barnsley, Rotherham and Sheffield.

The property offers an ideal opportunity for landlords looking to add to their existing portfolio or start their property investment journey, with an established rental income and strong local demand.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £79,000

Property Type: Terraced House

Parking: On Street

Heating: Air Source Heat Pump



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92-100) <b>A</b>                           |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               | 80        |
| (55-68) <b>D</b>                            | 62                                                                                                            |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC  |           |

Bartholomew Street, Wombwell, Barnsley, S73 8LE

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

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

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