



BELGRAVE ROAD, BARNESLEY

£180,000 Freehold

** Off market 5 bed, all ensuite HMO **

** Huge detached property**

** Parking for 2/3 cars **

** Walking distance to town centre **

~ PURCHASE PRICE £180,000
~ YIELD 12%
~ STAMP DUTY £6,500 (approx)
~ LEGAL FEES £1000 (approx)
~ TENURE - FREEHOLD
~ REFURB COSTS - £0

PROPERTY DESCRIPTION

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An opportunity has arisen to purchase this large detached property, with parking for 2/3 cars.

The property is currently operating as a 5 bedroom, 5 shower room HMO situated over 3 floors.

To the ground floor is a utility room featuring 2 fridge freezers and a washing machine. The utility room also has a door leading to the basement.

There is a spacious kitchen providing plenty of cupboard space for tenants, a built in cooker and extractor fan and dining table and chairs.

Room 1 is located on the ground floor to the rear, the room is tastefully decorated with a feature wall. There is small double bed, a wardrobe, a chest of drawers and a bedside table. The room also benefits from an en-suite shower room complete with shower cubicle, basin, toilet and towel heater.

To the first floor is room 2, similar in description to room one but this room has its very own off suite bathroom complete with a full size bath, a shower cubicle, a basin, a toilet and a radiator.

Bedroom 3 is also located on the first floor and is similar in description to room one, also benefiting from an en-suite shower room.

To the second floor are a further two bedrooms (rooms 4 & 5), each with their own en-suite shower room.

Please note, at the time of the viewing there was no access to room 5.

The property itself is in good condition throughout and does not require any refurbishment at this time.

The side of the property has been made into a usable space by the tenants, it features artificial grass with potted plants and a seating area to the back.

#### REFURBISHMENT

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The property is in good condition throughout and does not currently require any refurbishment.

RENTS

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Room 1 - £377 pcm

Room 2 - £390 pcm

Room 3 - £390 pcm

Room 4 - £390 pcm (currently vacant)

Room 5 - £377 pcm

\*\* Please allow for voids\*\*

#### CURRENT BILLS

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Council tax - £110 pcm

Wifi - £20pcm

Gas - £200pcm

Electricity - £60pcm

BARNESLEY AREA

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Barnsley is popular for a range of tenants. It is incredibly popular with blue collar workers who work in the warehouses and distribution centres including the largest ASOS distribution centre in the UK. It is a 10 minute walk from the town centre and station, whilst it is a 2 minute walk away from good bus services. In addition, access to the warehouses and distribution centres is easy by either bus or by walking/cycling. This is also in the centre of South Yorkshire and has good links via road and rail to all towns and cities throughout Yorkshire.

#### SOURCING FEE

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A sourcing fee of £5000 + VAT applies.

Council Tax Band: A

Tenure: Freehold



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Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.