



SHEFFIELD ROAD, BARNLSLEY

£220,000 Freehold

- ** Off market 8 bedroom HMO **
- ** Huge semi detached property **
- ** Guaranteed rental income of £1,434.77 pcm **
- ** Currently leased to Mears on a contract **
- ** Certificate of lawful use in place **

~ PURCHASE PRICE £220,000
~ YIELD 7%
~ STAMP DUTY £6,600 (Approx)
~ LEGAL FEES £1000 - £1500 (Approx)
~ TENURE - FREEHOLD
~ EPC - D
~ COUNCIL TAX BAND - C

PROPERTY DESCRIPTION

Available to buy is this huge semi detached property currently operating as a 8 bedroom HMO with 4 shared bathrooms.

Situated on Sheffield road in Barnsley, this property has curb appeal. It benefits from a huge garden to the front and back with on street parking.

To the ground floor is Bedroom 1, which has a huge bay window, bedroom 2 in located in the middle of the ground floor. To the rear is a large kitchen with access to the back garden and also a utility room and shower room.

Access to the cellar is under the stairs to the first floor.

The first floor benefits from 4 bedrooms, 2 shower rooms and 2 separate toilets. There are also stairs that lead up to the attic rooms.

The second floor comprises of a further 2 bedrooms a shower room and a toilet.

The property is currently tenanted to Mears, housing vulnerable tenants. Due to the nature of the tenants I have been unable to view the property in person and the photos provided have been sent from vendor when the property was refurbished. Viewings are limited to avoid disruption to tenants.

The lease agreement means that Mears cover all bills and maintenance and provides a guaranteed monthly income of £1434.77 per month.

The lease expires on the 30/06/2027.

BARNSELEY AREA

The property is very handily located with a short stroll to town centre, which offers many attractive shops and facilities.

The location of the property offers easy connections with local bus routes and train station, all of which provide good connections to nearby towns and cities of Barnsley, Doncaster, and Rotherham.

The area is extremely popular with investors and has a high rental demand amongst families, students and working professionals who work within the local hospitals, college campuses, employers, manufacturers, warehouses and distribution centres of the Barnsley area.

CURRENT RENTS

Guaranteed rent of £1,434.77 per month

SOURCING FEE

£4500 + VAT

Council Tax Band: C

Tenure: Freehold





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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