



PITT STREET WEST, BARNSLEY

£160,000 Freehold

** Off market 4 bedroom HMO with self contained flat**

** Off road parking **

** Fully let **

** Close to town centre and excellent transport links **

~ PURCHASE PRICE £160,000
~ YIELD 12%
~ STAMP DUTY £4,800 (approx)
~ LEGAL FEES £1000 - £2000 (approx)
~ TENURE - FREEHOLD
~ COUNCIL TAX - BAND A

PROPERTY DESCRIPTION

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A huge end of terrace operating as a 4 bedroom HMO with a self contained flat.

The self contained flat is accessed by a separate external door, this leads to a sleeping/living area, a kitchen and a separate shower room.

The HMO is accessed via an external door to the side/back and leads into the kitchen. The kitchen is in good condition throughout.

Room 1 - 4.81x 3.0m

Room 2 - 2.98 x 8.83m

Room 3 - 3.73 x 4.06m

Room 4 - 2.83 x 3.54m

All rooms appeared to be in good condition at the time of the viewing.

#### REFURBISHMENT

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

During the viewing it was noted that the bottom step on the stairs felt wobbly, a building survey of the property is advised.

RENTS

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Flat - £440 pcm  
Room 1 - £303 pcm  
Room 2 - £303 pcm  
Room 3 - £80 pw  
Room 4 - £75 pw

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

#### CURRENT BILLS

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Council tax - £110 pcm
Wifi - £20pcm
Gas & Electricity - £418 pcm
Water - £54 pcm

ADDITIONAL INFORMATION

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There is no requirement for a HMO license. This has been confirmed with Barnsley council.

The vendor is has implied that he only pays one council tax fee for the property, this should be confirmed during conveyancing.

#### 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 £4500 + VAT applies.

Council Tax Band: A  
Tenure: Freehold



PITT STREET WEST, BARNSELY  
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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.