

LOT 13

ADDRESS
117 - 119 Cherry Tree Street
Elsecar, Barnsley
South Yorkshire, S74 8DG

GUIDE PRICE*
£65,000+

ELSECAR, BARNLSLEY



Large Traditional Stone Semi-Detached Potential For Conversion Into Two Terraced Houses (STP)

Guide Price*

£65,000+

FEATURES

- Auction date: 24th & 25th January 2018
- Large stone semi-detached property
- Three/four bedrooms
- Some work required throughout
- Ideal investment opportunity
- Potential rent of £6,300 pa
- Potential yield of 10.15% based on the guide price
- Potential for conversion into two (STP)
- Vacant possession
- Freehold

EPC Rating: F
Solicitors

Location

The property is located on Cherry Tree Street towards the junction with St. Helens Street and King Street (B6097) in the village of Elsecar in Barnsley. The property is conveniently located within walking distance to the centre of the village and the amenities that are offered.

Well placed for commuters Elsecar is positioned just over 2 miles west of junction 36 of the M1 Motorway providing easy access north or south of the country.

The area also benefits from regular bus services and Elsecar Railway Station is located just 150m from the property and provides access to the nearby towns and cities of Barnsley (7 miles), Rotherham (7 miles) and Sheffield (10 miles).

There are many amenities available in the neighbouring Town of Hoyland having a Tesco Superstore, Barclays Bank, Hoyland leisure centre and a number of schooling options including West Meadows Primary and Kirk Balk Academy Secondary School. The closest Primary school is Greenfield, situated less than 100m from the property.

Description

This traditional stone, double fronted semi-detached house is situated in a prominent position fronting Cherry Tree Street and enjoys a walled boundary to the front with a small paved area and pathway leading to the front door. To the rear and side of the property are private gardens which are mainly laid to lawn and a stone patio area and pathway leading to the rear porch.

The property provides spacious accommodation arranged over two floors having an open plan, newly fitted kitchen/ diner, two reception rooms, a spacious utility, two rear porches and two entry points to two separate lower ground cellars.

The first floor can be accessed via the stairs from the main entrance hallway or via the stairs from the dining area. There are three spacious double bedrooms and an open plan fourth bedroom/ large landing. The family bathroom is located to the rear and benefits from bath, WC, wash hand basin and single shower cubicle.

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

24th & 25th January 2018

VIEWING DETAILS

property@johnpye.co.uk
0115 970 6060

LOT 13



Accommodation

GF: 65.72 Sq. M (707.41 Sq. Ft)
FF: 65.63 Sq. M (706.44 Sq. Ft)
Total: 131.35 Sq. M (1,413 Sq. Ft)

Services

We understand the property to have mains gas, electricity, water and drainage.

Tenure

Freehold

Council Tax

The property is rated in Council Tax Band C. Council Tax payable (2017/18) is £1,409.64.

Guide Price

£65,000+

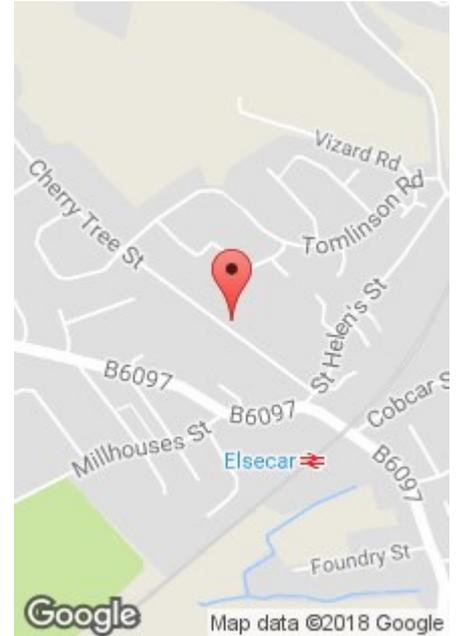
Buyers Premium

2.4% (min. £3,000) inc. VAT

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- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions



Investment Analysis

Following some refurbishment works we estimate that the property will let for £550 pcm (£6,600 pa), representing a gross annual yield of 10.15% based on the guide price.

The property could potentially be split into two smaller properties subject to the necessary planning consents being obtained.



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