



74 Pontefract Road, Barnsley, S71 1EZ Offers In The Region Of £260,000



Genie Homes are pleased to offer this licensed HMO, comprising six bedrooms, four en-suite bathrooms, and an additional family-sized bathroom.

The property currently generates a combined gross rental income of £2,700 per calendar month, equating to an annual gross income of £32,400. Based on the asking price, this represents an approximate 12% return, making it an attractive investment opportunity.

Tenure: Freehold

Fully Let HMO with Immediate Income



Property Overview

The accommodation comprises:

GROUND FLOOR

Double glazed composite entrance door opens into the

ENTRANCE HALL Grey carpet flooring, a central heating radiator and staircase ascending to the first floor landing

BEDROOM ONE - EN-SUITE 10'6" X 10'0" having a UPVC double glazed window, central heating radiator, grey carpet flooring, front aspect.

BEDROOM TWO - EN-SUITE 21'4" X 6'6" having a UPVC double glazed window, central heating radiator, carpet flooring, rear aspect.

BEDROOM THREE 11'6" X 6'11" having a UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect.

KITCHEN 15'4" X 11'0" fully fitted with a range of grey wall and base units finished in wood effect worktop, complimented white ceramic tiled splashbacks and rolled edge work surfaces, there is stainless steel sink and drainer, range style oven with, four ring Electrolux gas hob with integrated cooker hood above, plumbing and space for a dishwasher, tiled flooring, two UPVC double glazed windows with side aspect and a door leading through to the garden.

Bathroom

The staircase rises to the

FIRST FLOOR

Landing, Door leading off to.

BEDROOM FOUR - EN-SUITE 15'4" X 10'0" UPVC double glazed window, central heating radiator, grey carpet flooring, front aspect, painted feature wall

BEDROOM FIVE - EN-SUITE 10'6" X 7'8" UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect, painted feature wall

BEDROOM SIX 8' 9" X 8'0" UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect, painted feature wall

ALL EN SUITE'S - Three piece suite comprising of a low flush WC, fully enclosed shower cubicle with tiled splashbacks, wash hand basin , ceramic tiled splashbacks, chrome ladder heated towel rail's

FAMILY BATHROOM 9'7" x 4'2" Three piece suite in white comprising of a low flush WC, shower cubicle with hand basin. There is a chrome ladder heated towel rail.

REAR PRIVATE GARDEN

Rental Breakdown

room 1 £400pcm en suite

room 2 £500pcm en suite

room 3 £425pcm

room 4 £450pcm en suite

room 5 £450pcm en suite

room 6 £450pcm en suite

Area Description

Pontefract Road in Barnsley generally refers to areas around the S70 & S71 postcode districts, connecting towards Pontefract and featuring diverse housing (like Bluebell Bank, Rufford Ave), local amenities, and good transport links, within the Barnsley Metropolitan Borough itself. It's a significant thoroughfare leading out of the town centre, with varied residential areas and access to shops, schools, and major roads, typical of a bustling South Yorkshire town

Fees & Reservation

Genie Homes pride ourselves on our simple and secure buying process.

This sale is subject to a 2% plus VAT Buyers Fee and this is based

on the agreed sale price. Minimal fee £2,500+VAT

Please contact us to arrange a viewing. We will ask you to provide proof of funds and photographic identification prior to attending, to make sure we cause minimal disruption to any tenants that may reside at the property.

Once you have viewed the property, we will ask you for feedback.

If you make an offer and it is accepted, the full 2% plus VAT is then applicable in order to take the property off the market.

Please note: Should the property purchase not complete, the reservation fee will be refundable in ONLY these circumstances;

1. The vendor has withdrawn from the sale
2. The vendor has not disclosed details regarding the property that affects mortgage-ability. (For example, unforeseen significant structural movement as indicated by a structural survey.)

The benefits of a buyers fee to the buyer are:

- Properties are advertised at a reasonable purchase price in order to encourage a quick sale.

- This approach allows you to secure the property and start the conveyancing process quickly.

- Reservation of the property removes the element of competitive bidding and also the possibility of being gazumped.

- The risk of the sale falling through is minimized on both sides, buyers are committed financially and vendors know that buyers are serious.

All of these elements provide peace of mind from the outset, along with our personal and proactive approach.

We look forward to hearing from you soon.

Disclaimer

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm moveable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

TENURE

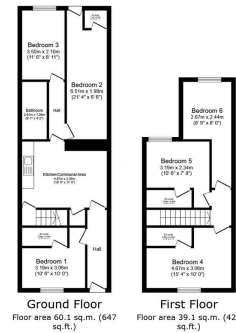
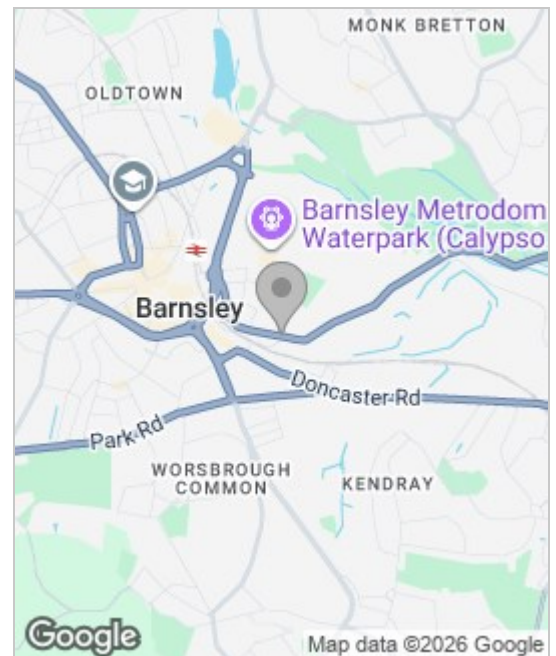
Freehold

POSSESSION

Tenant Occupied (AST) Working Professionals

VIEWING

Viewing strictly by appointment through Genie Homes



Total floor area: 99.3 sq.m. (1,069 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. We do not warrant, guarantee, or accept liability for any errors or omissions. No liability is taken for any error, omission or measurement. A party must rely upon its own inspection(s).

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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