



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

Excellent rental yield with strong growth potential

Conveniently located near local amenities and transport links

EPC rating D valid until June 2029, ensuring energy efficiency

- 6 bedrooms: 4 en-suite and 1 bathroom
- Strong rental yield with growth potential
- EPC rating D valid until 2029
- Please note: A 2% + VAT buyer's fee applies to this sale
- Gross monthly income £2,675
- Fully let HMO providing immediate income
- Convenient location near local amenities and transport links
- Licensed HMO, fully compliant with local regulations
- Offered with No Onward Chain
- Gross annual income £32,100



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