



## 38 Byron Road

, Mexborough, S64 0DG

Offers In The Region Of £100,000



Ideal for first time buyers and or a great investment property. Inside, the home features a generous lounge, a dining kitchen with modern fittings, and a downstairs bathroom. Upstairs, you'll find three well-proportioned bedrooms, perfect for families.

Externally, the property benefits from front and rear gardens. Located close to local amenities, schools, parks, and transport links, this home is excellently placed for convenience and lifestyle.

Average rental income in the area is £750 per calendar month, which gives you over 8% yield!



Lounge

Kitchen/Diner

Downstairs Bathroom

Landing

Master Bedroom

Bedroom Two

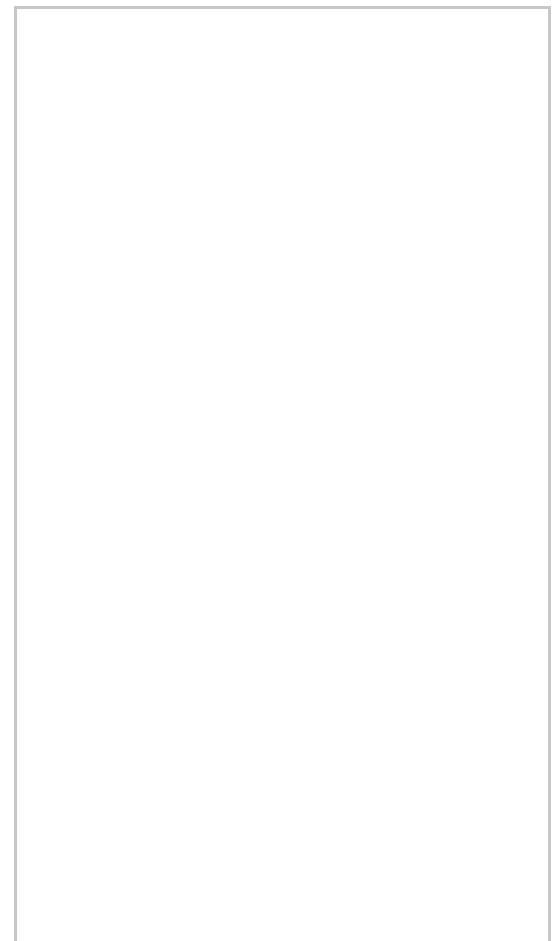
Bedroom Three

Exterior

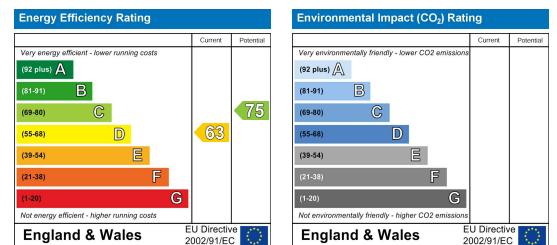
## Area Map



## Floor Plans



## Energy Efficiency Graph



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