



## 35 Dodworth Road

, Barnsley, S70 6DY

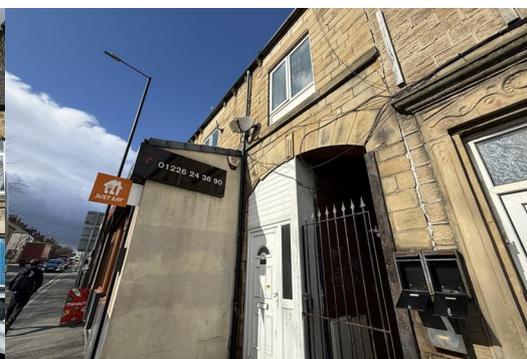
Offers In The Region Of £195,000



Nestled on Dodworth Road in Barnsley, this impressive flat conversion presents a unique opportunity for investors. Boasting an expansive nine bedrooms, this property is currently licensed as a House in Multiple Occupation (HMO), making it an ideal choice for those looking to generate rental income.

The property is well-equipped to accommodate multiple tenants comfortably. While the flat is in need of refurbishment, this offers a blank canvas for potential buyers to tailor the space to their vision. There is also the possibility of adding en-suite bathrooms, which could significantly enhance the property's appeal and rental value.

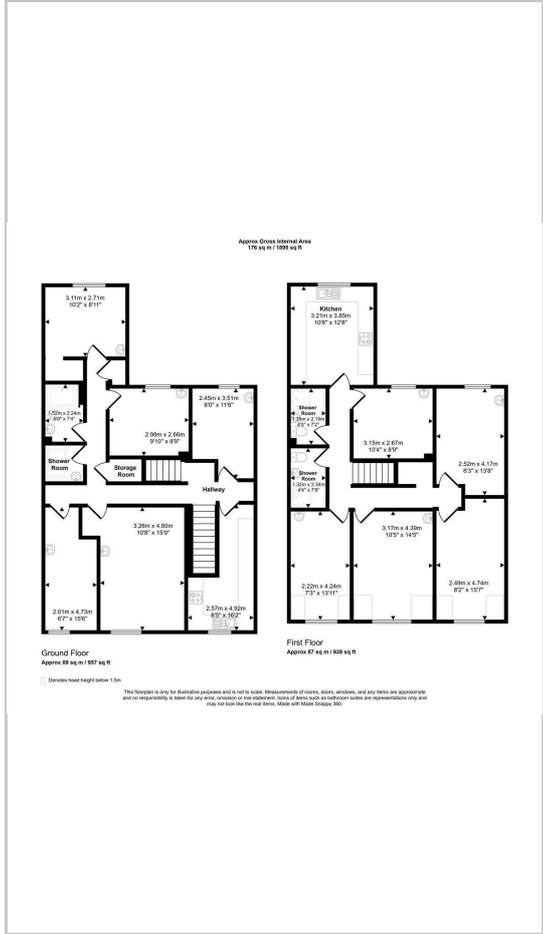
The property is classified as a flying freehold, which may be of interest to those familiar with such arrangements. With an estimated rental income of between £95 to £110 per week per room, the potential annual income could reach approximately £45,000, making this an attractive investment opportunity.



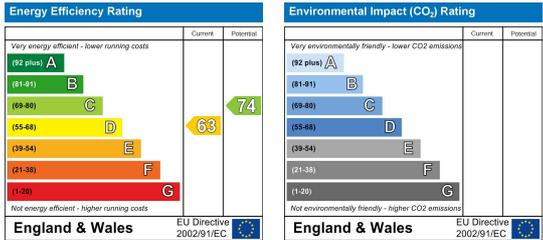
# Area Map



# Floor Plans



# Energy Efficiency Graph



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