



## 19 New Street

Great Houghton, Barnsley, S72 0DJ

£110,000



This spacious two-bedroom mid-terrace home is stone-fronted and presented ready to move straight into, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property offers a potential rental income of approximately £695 pcm, adding to its appeal as an investment opportunity. Externally, there is a lovely rear garden, perfect for relaxing or entertaining.

Conveniently located close to local village amenities, the property benefits from easy access to everyday essentials.

Offered to the market with no upper vendor chain, this is a fantastic opportunity not to be missed.



## GROUND FLOOR

### LOUNGE

A spacious front-facing lounge featuring a double glazed window, entrance door, TV aerial point, and radiator.

### DINING KITCHEN

A dining kitchen fitted with a range of wall and base units with work surfaces over, incorporating a sink unit with mixer tap. Integrated appliances include an oven, hob, and extractor unit, with additional space for a fridge freezer and plumbing for a washing machine. Rear entrance door and double glazed window.

## FIRST FLOOR

### BEDROOM ONE

A double bedroom with a front-facing double glazed window and radiator.

### BEDROOM TWO

Having a rear-facing double glazed window and radiator.

### BATHROOM

A three-piece suite comprising a bath with shower over, WC, and wash hand basin, with a radiator and a window with obscure glazing.

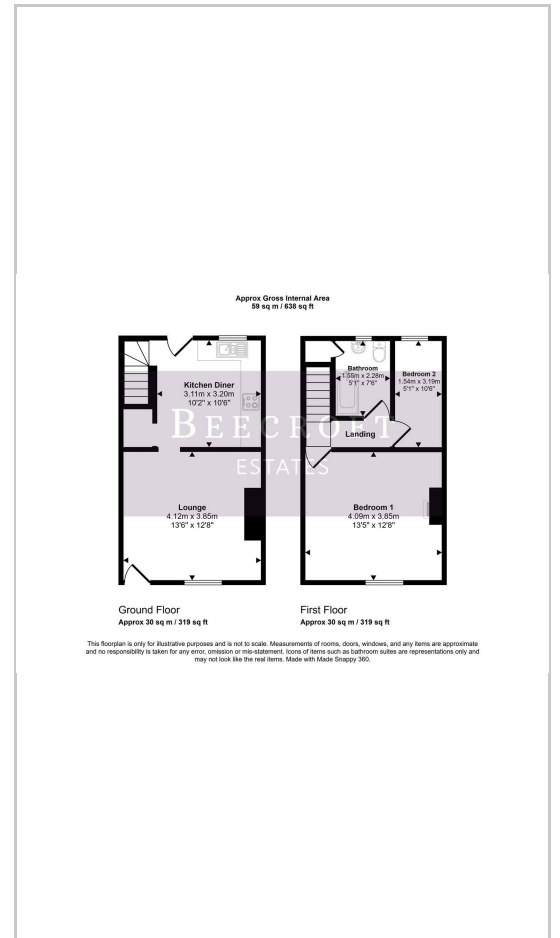
### OUTSIDE

To the rear is a lovely garden area.

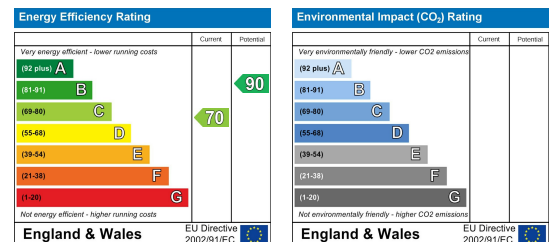
## Area Map



## Floor Plans



## Energy Efficiency Graph



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