



## 38 Princess Street

Barnsley, BARNSELEY, S70 1PJ

Offers In The Region Of £155,000

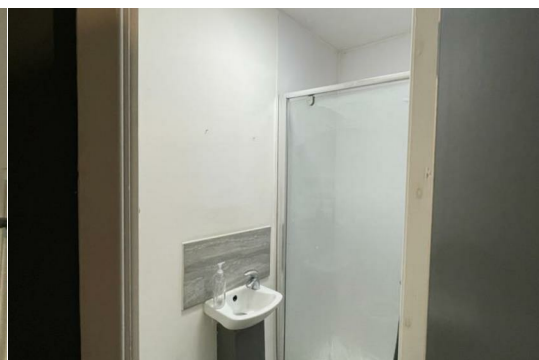
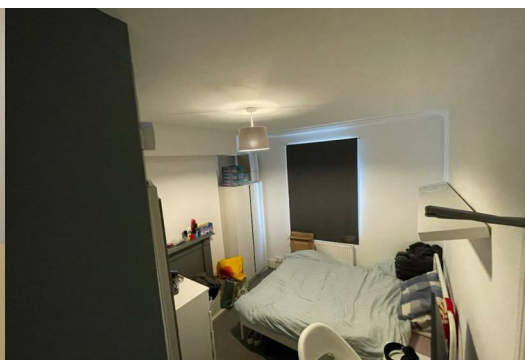
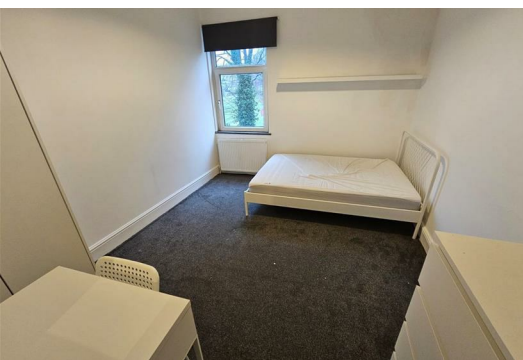


Nestled in the heart of Barnsley on Princess Street, this mid-terrace HMO presents an exceptional investment opportunity. With four well-proportioned bedrooms and three bathrooms, this property is currently fully let to long-standing tenants, ensuring a steady income stream for prospective buyers.

The house features a welcoming reception room, perfect for relaxation or entertaining guests. The layout is designed to maximise space and comfort, making it an ideal home for families or individuals seeking a vibrant community atmosphere.

With a combined monthly income of £1,667, this property boasts an impressive yield of over 12%, making it a lucrative addition to any property portfolio. The location is convenient, with local amenities and transport links within easy reach, enhancing its appeal to tenants and future buyers alike.

This property not only offers a solid financial return but also the potential for long-term growth in a thriving area. Whether you are an experienced investor or new to the property market, this mid-terrace house on Princess Street is a remarkable opportunity not to be missed.





Entrance Hall

Accessed from the front elevation via white uPvc door and having a single panel radiator, the entrance hall gives access to the lounge, dining kitchen and stairs to the first floor.

Lounge 12'3" x 10'6" (3.73 x 3.20)

3.73m x 3.20m (12' 3" x 10' 6") A front facing reception room enjoying gas fire with marble hearth & wood surround, coving to ceiling, double glazed window & radiator.

Dining Kitchen 13'6" x 13'4" (4.12 x 4.06)

4.12m x 4.06m (13' 6" x 13' 4") A good size dining kitchen having a range of beech effect wall and base units with roll edge work surface incorporating a stainless steel sink with mixer tap. Space and connections supplied for oven, washing machine and fridge freezer, with fold out wall mounted extractor fan above oven connection. Appliances may be included under negotiation. Tile to floor, Worcester gas boiler to wall, double glazed window to rear elevation. Interior door gives access to cellar spanning footprint of property suitable for storage, double glazed uPvc door gives access down stairs to rear garden.

Landing

A surprisingly spacious landing being set over the exterior access path, currently in use as a seating/storage area but suitable for a number of uses. Provides an excellent opportunity to provide access for those wishing to convert the loft space without detracting from the first floor rooms.

Bedroom One 13'3" x 10'2" (4.04 x 3.11)

4.04m x 3.11m (13' 3" x 10' 2") A good sized double bedroom set to the rear of property with varnished revealed floorboards, twin panel radiator and double glazed window. Full height storage cupboard set over stairs.

Bedroom Two 12'4" x 10'1" (3.76 x 3.08)

3.76m x 3.08m (12' 4" x 10' 1")Front facing double bedroom having varnished revealed floorboards, twin panel radiator and double glazed window.

Bedroom Three 8'9" x 7'7" (2.67 x 2.30)

2.67m x 2.30m (8' 9" x 7' 7") Front facing single bedroom with radiator and double glazed window.

Bathroom

A spacious bathroom having the benefit of a white suite comprising low flush WC, wash basin and bath with electric thermostatic shower over. Tile to floor and surrounding bath/shower, sizable storage cupboard previously housing water cylinder, heated towel rail, frosted double glazed window to rear elevation.

Rear Garden

To the rear the property enjoys a rear garden, primarily laid to lawn with stone flagged patio area directly adjacent to the properties rear elevation. Enclosed from neighbouring properties, an access pathway with secure door bordering the street gives access to the front elevation.

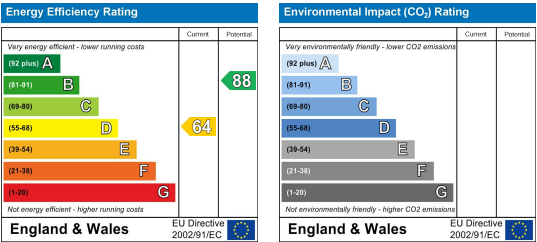
Area Map



Floor Plans



Energy Efficiency Graph



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