



## 55 Barnsley Road

, Pontefract, WF9 3AT

Auction Guide £55,000

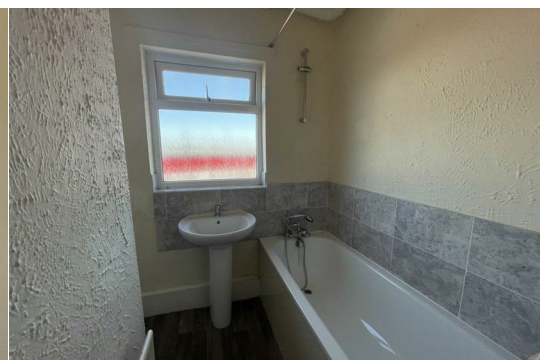


Nestled on Barnsley Road in the charming town of Pontefract, this delightful property presents an excellent investment opportunity for discerning buyers. The residence features two bedrooms, making it ideal for small families or professionals seeking a comfortable living space.

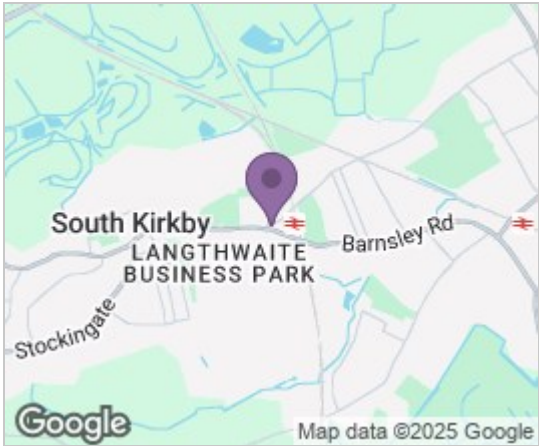
The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. The bathroom is conveniently located, ensuring ease of access for all occupants. Currently tenanted, the property generates a steady income of £560 per calendar month, providing immediate financial benefits for the new owner.

This property is being sold at auction with the existing tenant in place, allowing for a seamless transition for those looking to expand their investment portfolio. Pontefract is known for its rich history and vibrant community, making this location not only appealing for tenants but also for future growth potential.

With its attractive rental yield and the convenience of a tenant already in residence, this property is a rare find in today's market. Whether you are an experienced investor or a first-time buyer looking to enter the rental market, this opportunity should not be overlooked.



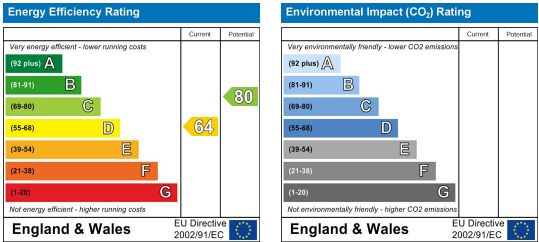
Area Map



Floor Plans



Energy Efficiency Graph



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