



## 74 Pontefract Road

, Barnsley, S71 1EZ

£195,000



For Sale Via Online Auction. Fees Apply.

We are pleased to offer this licensed HMO, comprising six bedrooms, four en-suite bathrooms, and an additional family-sized bathroom.

The property generates a combined gross rental income of approx £2,700 per calendar month when fully let, equating to an annual gross income of £32,400. Currently only 1 tenant is in place at £450pcm.

Conveniently located near local amenities and transport links. Pontefract Road in Barnsley generally refers to areas around the S70 & S71 postcode districts, connecting towards Pontefract and featuring diverse housing (like Bluebell Bank, Rufford Ave), local amenities, and good transport links, within the Barnsley Metropolitan Borough itself. It's a significant thoroughfare leading out of the town centre, with varied residential areas and access to shops, schools, and major roads, typical of a bustling South Yorkshire town



GROUND FLOOR

ENTRANCE HALL

Grey carpet flooring, a central heating radiator and staircase ascending to the first floor landing

BEDROOM ONE - EN-SUITE

10"6' X 10'0" - Having a UPVC double glazed window, central heating radiator, grey carpet flooring, front aspect.

BEDROOM TWO - EN-SUITE

21"6' X 6'6" - Having a UPVC double glazed window, central heating radiator, carpet flooring, rear aspect.

BEDROOM THREE

11'6' X 6'11 - Having a UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect.

KITCHEN

15"4' X 11'0' - Fully fitted with a range of grey wall and base units finished in wood effect worktop, complimented white ceramic tiled splashbacks and rolled edge work surfaces, there is stainless steel sink and drainer, range style oven with, four ring Electrolux gas hob with integrated cooker hood above, plumbing and space for a dishwasher, tiled flooring, two UPVC double glazed windows with side aspect and a door leading through to the garden.

FIRST FLOOR

BEDROOM FOUR - EN-SUITE

15'4' X 10'0" UPVC double glazed window, central heating radiator, grey carpet flooring, front aspect, painted feature wall

BEDROOM FIVE - EN-SUITE

10'6' X 7'8" UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect, painted feature wall

BEDROOM SIX

8' 9"X 8'0" UPVC double glazed window, central heating radiator, grey carpet flooring, rear aspect, painted feature wall

ALL EN SUITE'S

Three piece suite comprising of a low flush WC, fully enclosed shower cubicle with tiled splashbacks, wash hand basin , ceramic tiled splashbacks, chrome ladder heated towel rail's

FAMILY BATHROOM

9"7' x 4"2' Three piece suite in white comprising of a low flush WC, shower cubicle with hand basin. There is a chrome ladder heated towel rail.

REAR PRIVATE GARDEN

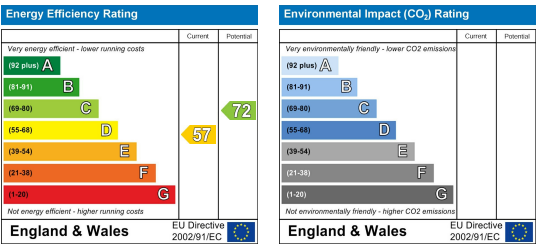
Area Map



Floor Plans



Energy Efficiency Graph



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