



## 7 York Street

Cudworth, Barnsley, S72 8DA

**£82,500**



An ideal investment opportunity for those looking to start or expand their property portfolio! This property is being sold with a sitting tenant, currently achieving a rental income of £590pcm. With a reliable tenant in place, it offers a hassle-free investment with immediate returns. Don't miss this chance to secure a property with great potential for steady income.

We have received an offer of £76,000 Any increased offers are to be received within 5 days of this publication at the above agents.



## GROUND FLOOR

LOUNGE

DINING KITCHEN

FIRST FLOOR

BEDROOM ONE

BEDROOM TWO

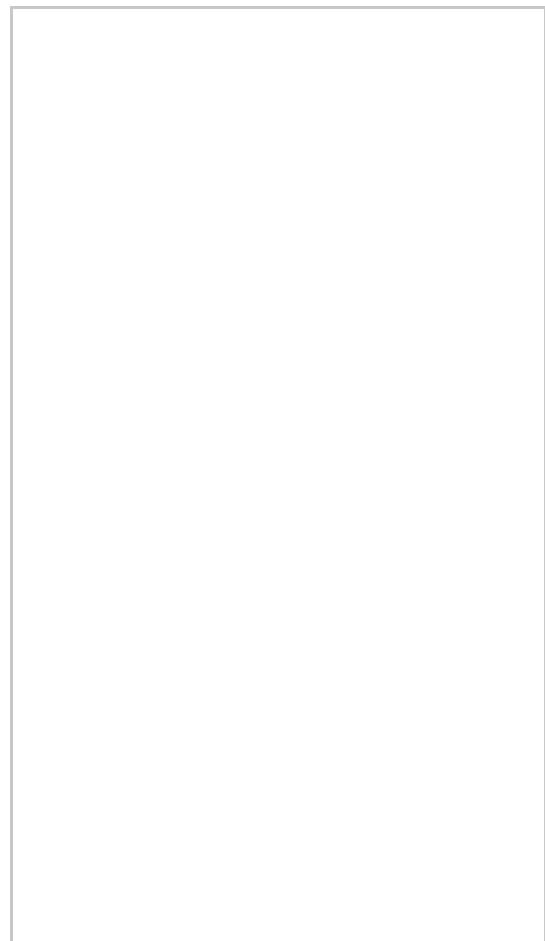
BATHROOM

OUTSIDE

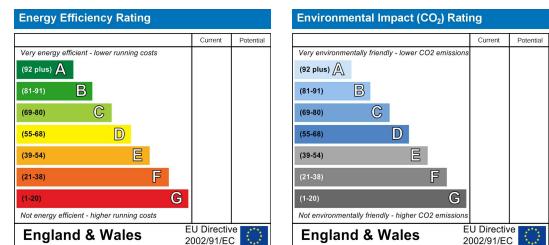
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.