



## 2 bed end of terrace house to buy in S63

Barnsley Road, Goldthorpe, Rotherham, South Yorkshire, S63 9LT

**£61,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

 EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £61,000

Nestled on Barnsley Road in Rotherham, this charming end-terrace house presents an excellent opportunity for investors. The property features a welcoming reception room, perfect for relaxation or entertaining guests. With two well-proportioned bedrooms, this home offers ample space for comfortable living.

The property includes a bathroom that caters to all your essential needs. Currently, the house is being sold at auction with a tenant in situ, providing an immediate rental income of £500 per calendar month. This arrangement makes it an attractive option for those looking to invest in the rental market without the hassle of finding tenants.

The location on Barnsley Road ensures convenient access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its blend of practicality and potential, this end-terrace house is a promising investment opportunity that should not be overlooked.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £61,000

Property Type: End of terrace house

Parking: None

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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