



35 A-E & 37 A-E Washington Road, Goldthorpe, Barnsley, S63 9EF  
Guide Price - £900,000

\* Residential Development Portfolio \* Built Approx 4 Years Ago \* 10 x 2 Bedroomed Houses - 73.4sq.m. (790 sq.ft.) each \* Modern, Open Plan Living \* All Mains Services \* Gas Central Heating & Double Glazing \* All Properties Subject to Assured Shorthold Tenancies (Documents Available) \* Current Income c.£51,300 pa - Fully Let Income in the region of c.£57,300 pa (35A currently vacant) \* Potential to Increase Income

A rare opportunity to acquire a development of 8 semi-detached houses plus 2 detached houses currently producing £51,300 pa income (fully let income in the region of £57,300 pa) with the potential to increase to somewhere in the region of £60,000 pa subject to rent reviews.

All properties have an open plan living space to the ground floor along with cloakroom/w.c. To the first floor there are two bedrooms and a modern bathroom/w.c. There is also gas fired central heating to all properties along with double glazed windows and doors and parking to the front elevation.

The location is positioned adjacent to open space and sports field and provides access to well served bus routes.

Contact the selling agent for further information.

Call now to view 01246 232156



## **Accommodation**

The development comprises 8 x semi-detached houses and 2 x detached houses. All properties are approximately 73.4 sq.m. (790 sq.ft) and comprise an open plan living space to the ground floor with lounge and dining/kitchen along with cloakroom/w.c. To the first floor there are two double bedrooms and a bathroom/w.c.

Outside there are gardens/driveways to the front elevations.

## **Services**

Properties are served with mains services and have gas central heating systems.

## **Council Tax**

All properties are Band A

## **EPC Rating**

All properties are B

## **Tenancy Information**

All properties are subject to Assured Shorthold Tenancies, most of which were last reviewed in 2012.

Further details of tenancies are available from the selling agents W T Parker 01246 232156.

## **Annual Income**

The approximate annual income is currently c. £51,500 pa and the fully let income is approximately £57,300 pa (35A is currently unoccupied).

We suggest that upon review, this income has a potential in the region of £60,000 pa.

## **Viewings**

Strictly through the selling agent W T Parker 01246 232156

## **Important Note**

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that:

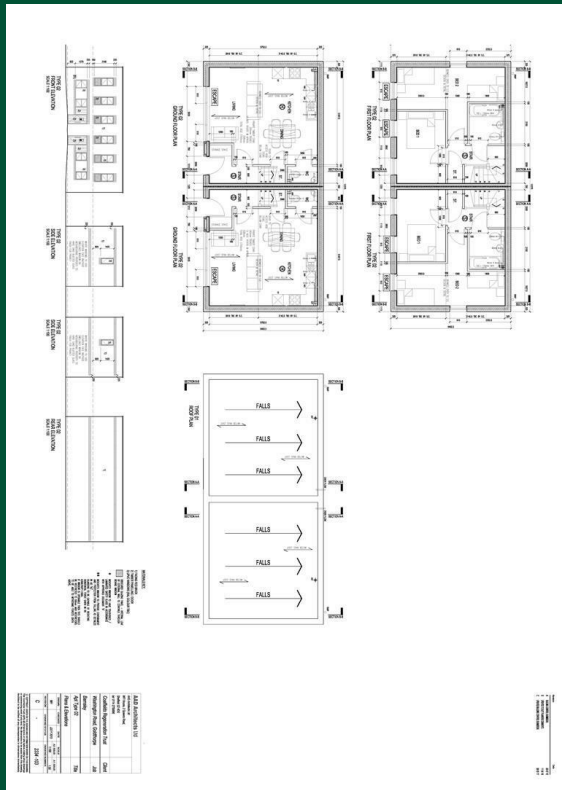
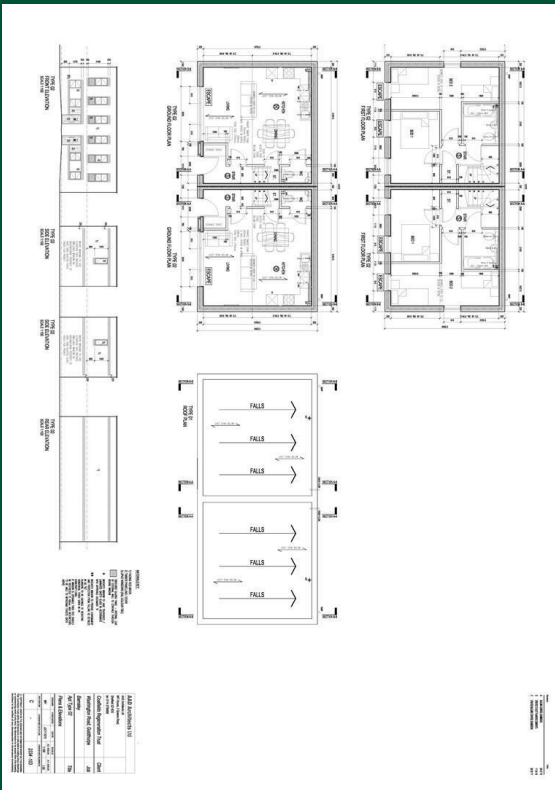
- 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing.
- 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement.
- 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority.
- 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement.
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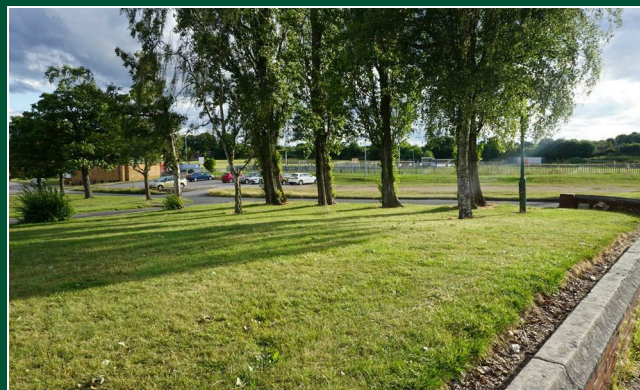
7.Alterations to the details may be necessary during the marketing without notice.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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