



## 34 Hoyland Street

Wombwell, Barnsley, S73 8HF

By Auction £58,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £58,000

VACANT - NO CHAIN

Ideal for Investors this two bedroom mid terrace house is close to the town centre. The property briefly comprises of the lounge, kitchen, cellar, shower room, two bedrooms and rear yard. With a potential rental income of £595pcm.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.



Lounge 11'11" x 12'10" (3.64 x 3.91)  
3.64m x 3.91m (11' 11" x 12' 10")

Kitchen 9'1" x 11'9" (2.77 x 3.58)  
2.77m x 3.58m (9' 1" x 11' 9")

Cellar

Shower room/WC 3'9" x 7'2" (1.14 x 2.19)

Rear Entrance.

Bedroom 12'9" x 11'11" (3.89 x 3.64)  
3.89m x 3.64m (12' 9" x 11' 11")

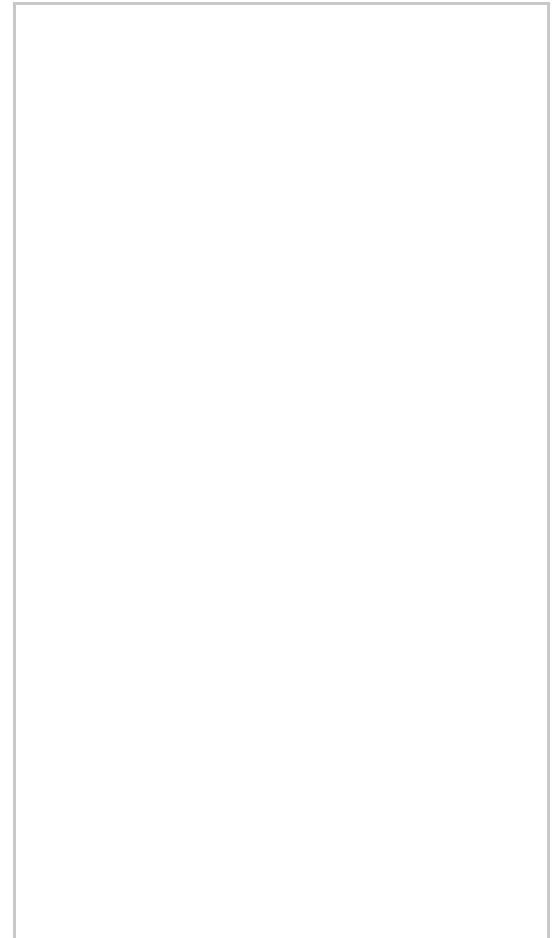
Bedroom 9'2" x 11'11" (2.80 x 3.64)  
2.80m x 3.64m (9' 2" x 11' 11")

Rear Yard

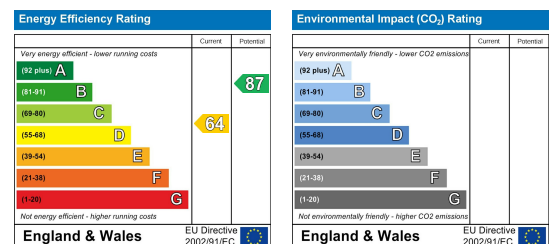
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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