



## 33a Melville Street

Wombwell, Barnsley, S73 8HJ

£80,000



This charming 2-bedroom detached property presents a fantastic investment opportunity, with a potential rental income of £695 per calendar month. Perfectly situated in a highly sought-after location, this home is within close proximity to local amenities, shops, reputable schools, and a train station, making it an attractive option for both families and professionals.

CALL BEECROFT ESTATES TODAY TO BOOK YOUR VIEWING !

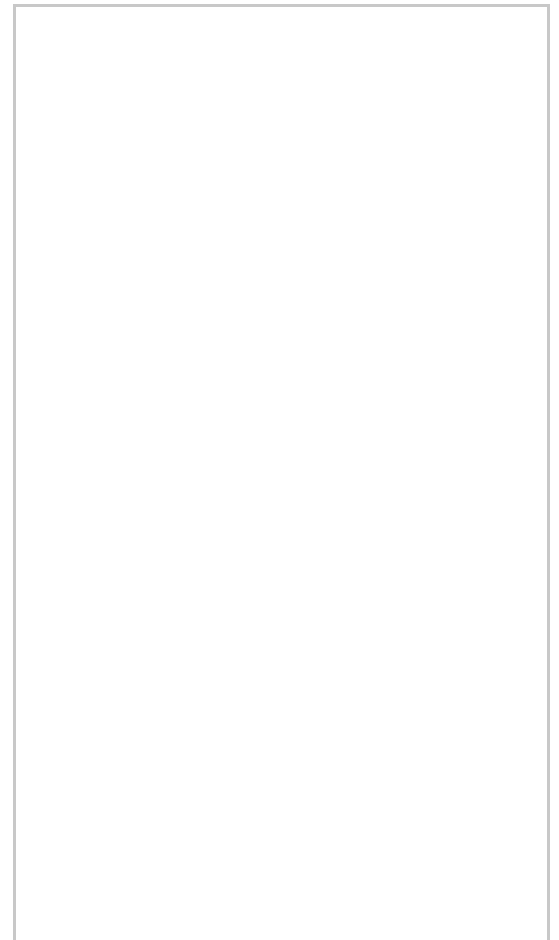


GROUND FLOOR  
 DINING KITCHEN  
 LOUNGE  
 FIRST FLOOR  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM  
 OUTSIDE

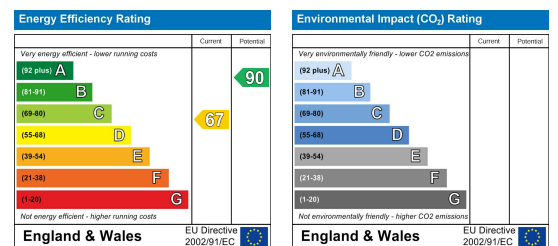
## Area Map



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

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