



## 33a Melville Street

Wombwell, Barnsley, S73 8HJ

£70,000



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 !

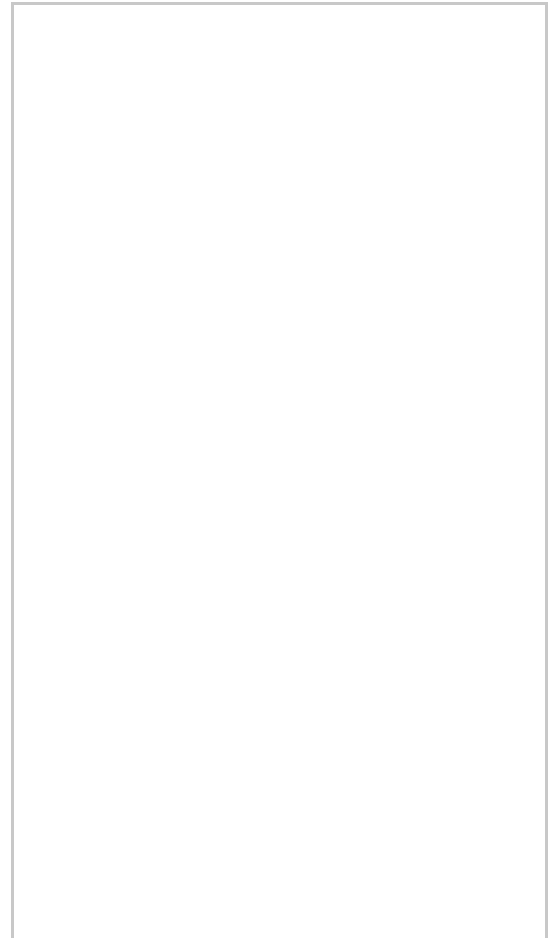


GROUND FLOOR  
 DINING KITCHEN  
 LOUNGE  
 FIRST FLOOR  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM  
 OUTSIDE

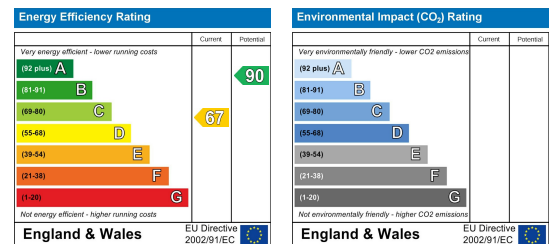
### Area Map



### Floor Plans



### Energy Efficiency Graph



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