



13 Calder Crescent

, Barnsley, S70 3JF

£75,000



Presenting this spacious three-bedroom flat, ideally located close to the town center and local amenities. This property is an excellent investment opportunity, with a potential rental income of £625 per calendar month.

Inside, you'll find generous living spaces, including a comfortable living area, a well-appointed kitchen, and three sizable bedrooms. Its prime location ensures easy access to shopping, dining, and public transport, making it a convenient choice for tenants.

Don't miss out on this fantastic investment prospect. Early viewing is highly recommended.



ENTRANCE PORCH

With stairs rising to the first floor accomodation.

LANDING

Handy storage cupboard with ceramic tiled flooring.

LOUNGE

A spacious lounge having two double glazed windows, radiator, tv aerial point and ceramic tiled flooring.

DINING KITCHEN

Having a range of modern wall and base units, work surfaces incorporating a sink unit with mixer tap, integrated appliances comprise oven, hob, extractor hood and fridge, plumbing for a washing machine, complimentary part tiling to the walls, ceramic tiled flooring, a double radiator, two double glazed windows and a built in storage cupboard housing the gas boiler.

BEDROOM ONE

A double sized bedroom with double glazed windows to the front and rear elevations, laminate flooring and radiator.

BEDROOM TWO

A rear facing double bedroom having a double glazed window, ceramic tiled flooring and radiator.

BEDROOM THREE

A rear facing good sized single bedroom having a double glazed window, ceramic tiled flooring and radiator.

BATHROOM

Having been refitted by the current owner the bathroom offers a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. There is complimentary part tiling to the walls and a uPVC double glazed window with obscure glass and radiator.

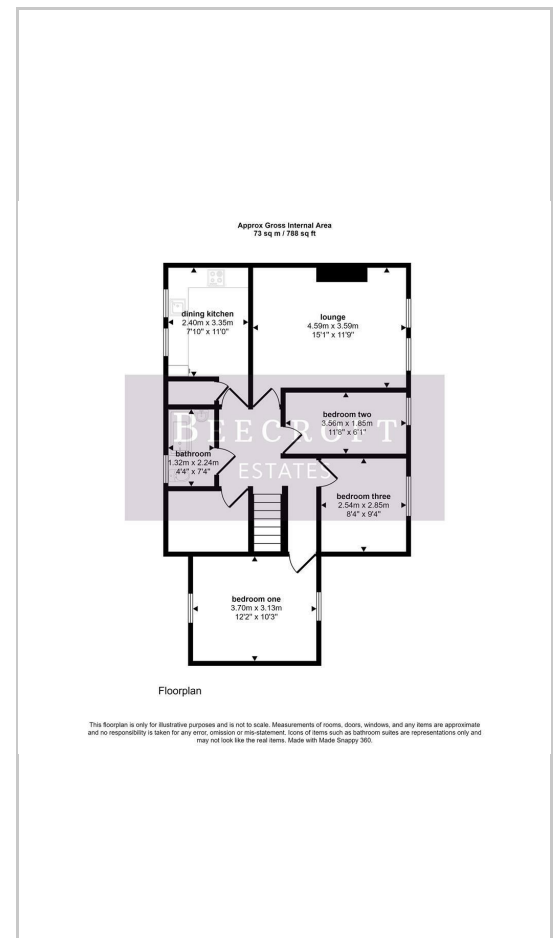
OUTSIDE

The property stands in communal gardens and to the front elevation enjoys the benefit of an allocated off street parking space in a residents car park.

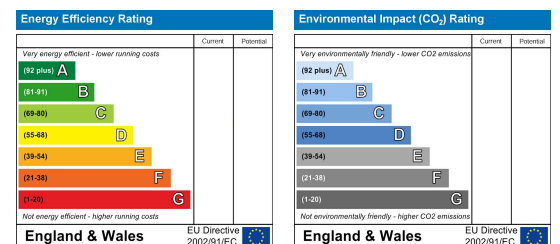
Area Map



Floor Plans



Energy Efficiency Graph



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