



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# 11, Wellington Street Goldthorpe, Rotherham

## £120,000



### !ATTENTION INVESTORS!

This charming terraced house presents an excellent opportunity for investors. Boasting three well-proportioned bedrooms, this property is ideal for those seeking a comfortable living space. The single reception room offers a welcoming atmosphere, perfect for relaxation or entertaining guests.

Having been modernised throughout, the house features contemporary finishes that enhance its appeal. The bathroom is well-appointed, ensuring convenience for all residents. The property has previously been let as a House in Multiple Occupation (HMO), highlighting its potential for generating rental income.

Situated in a prime location, this home is conveniently close to a variety of local amenities, including shops, schools, and public transport links, making daily life both easy and enjoyable. Whether you are looking to invest or seeking a new family home, this property on Nova Road is a fantastic choice that combines modern living with accessibility. Don't miss the chance to make this delightful house your own.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
barnsley@hunters.com | www.hunters.com

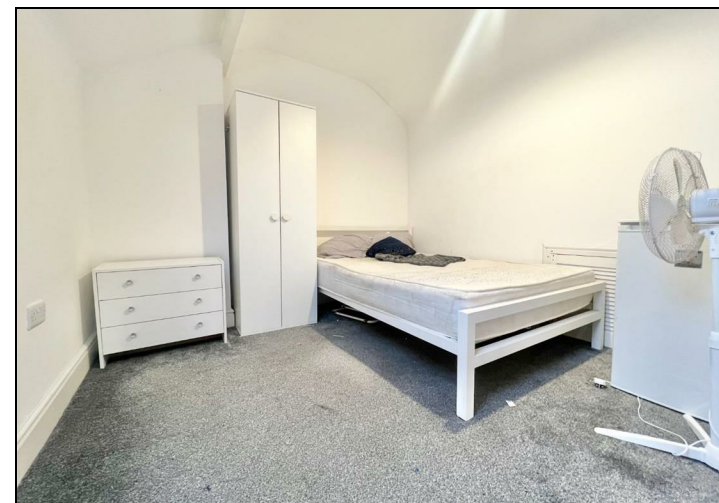
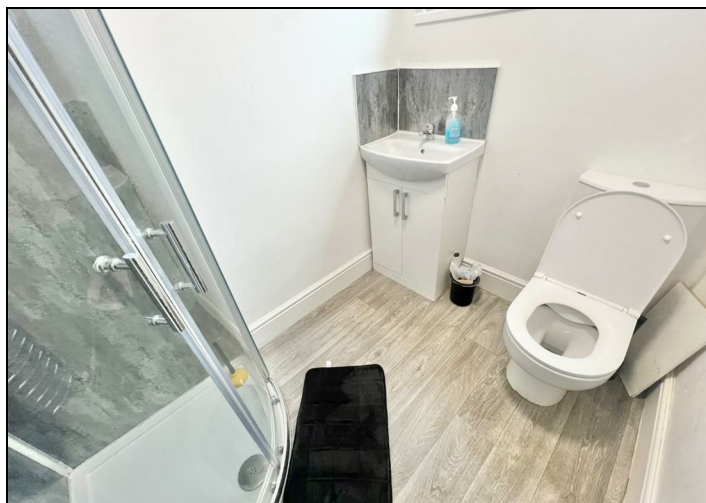
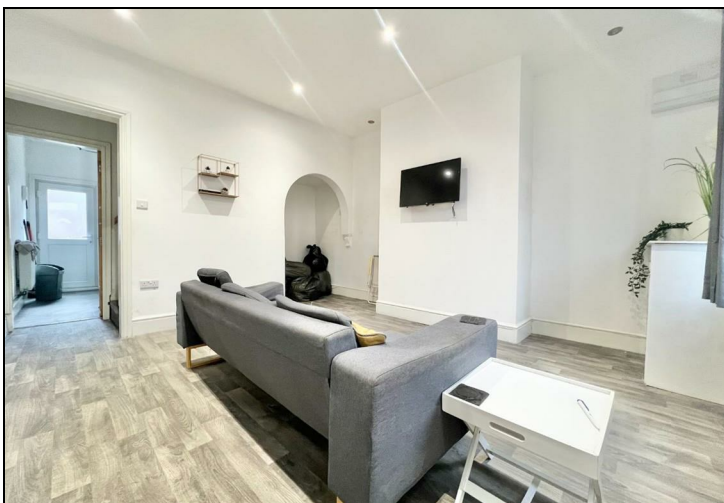


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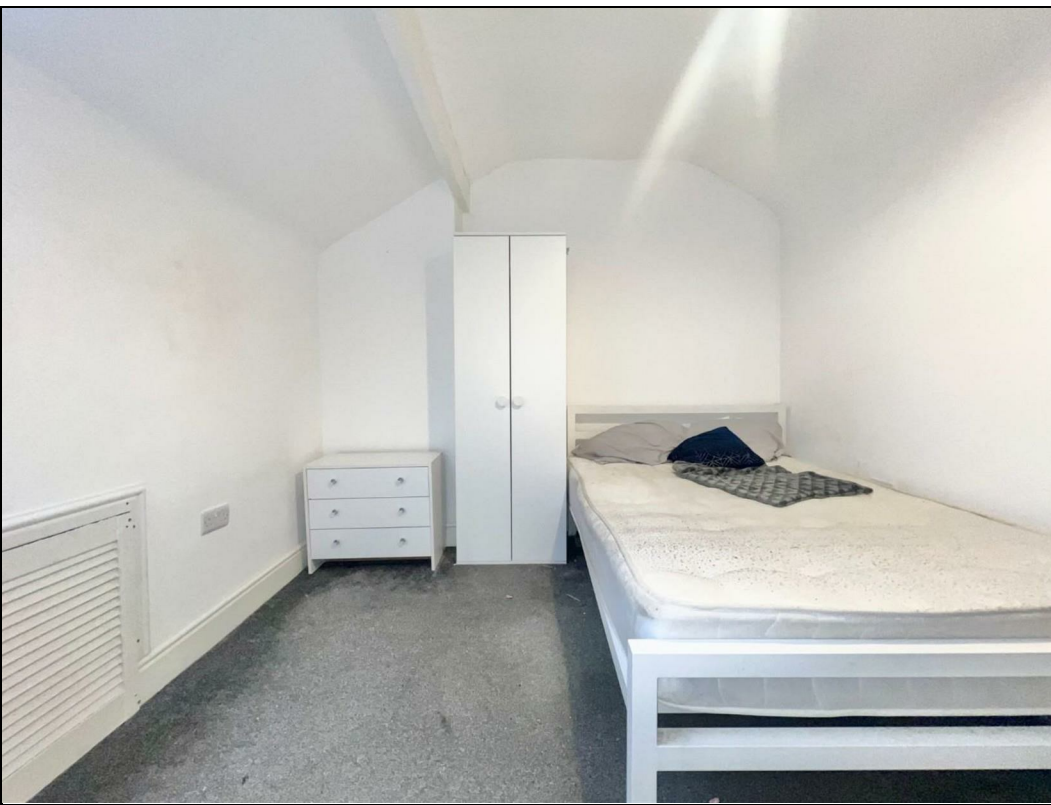


## KEY FEATURES

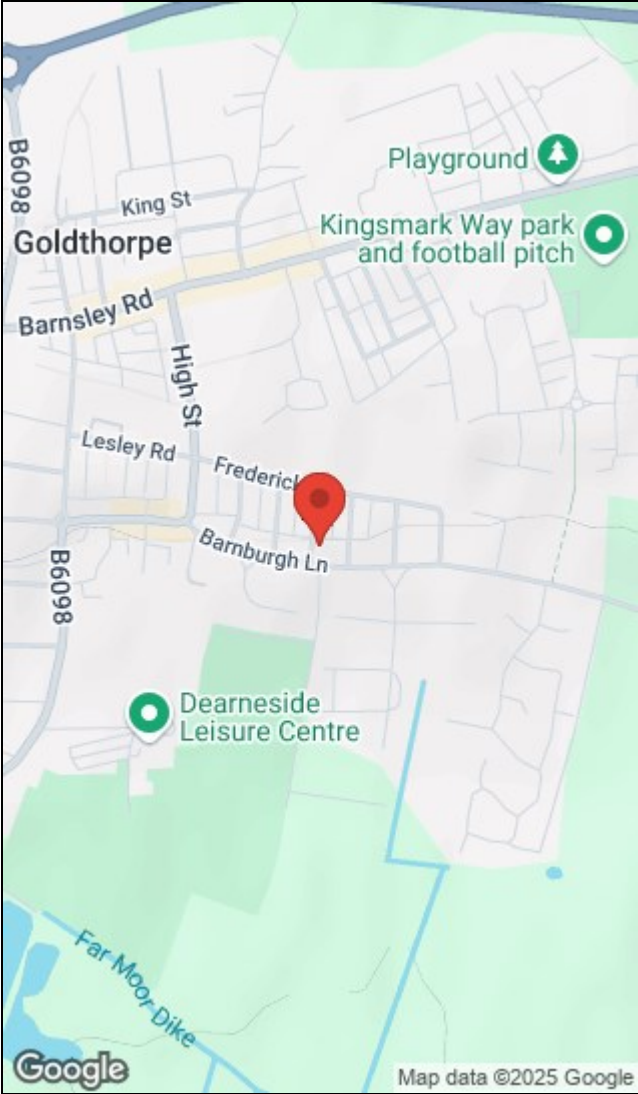
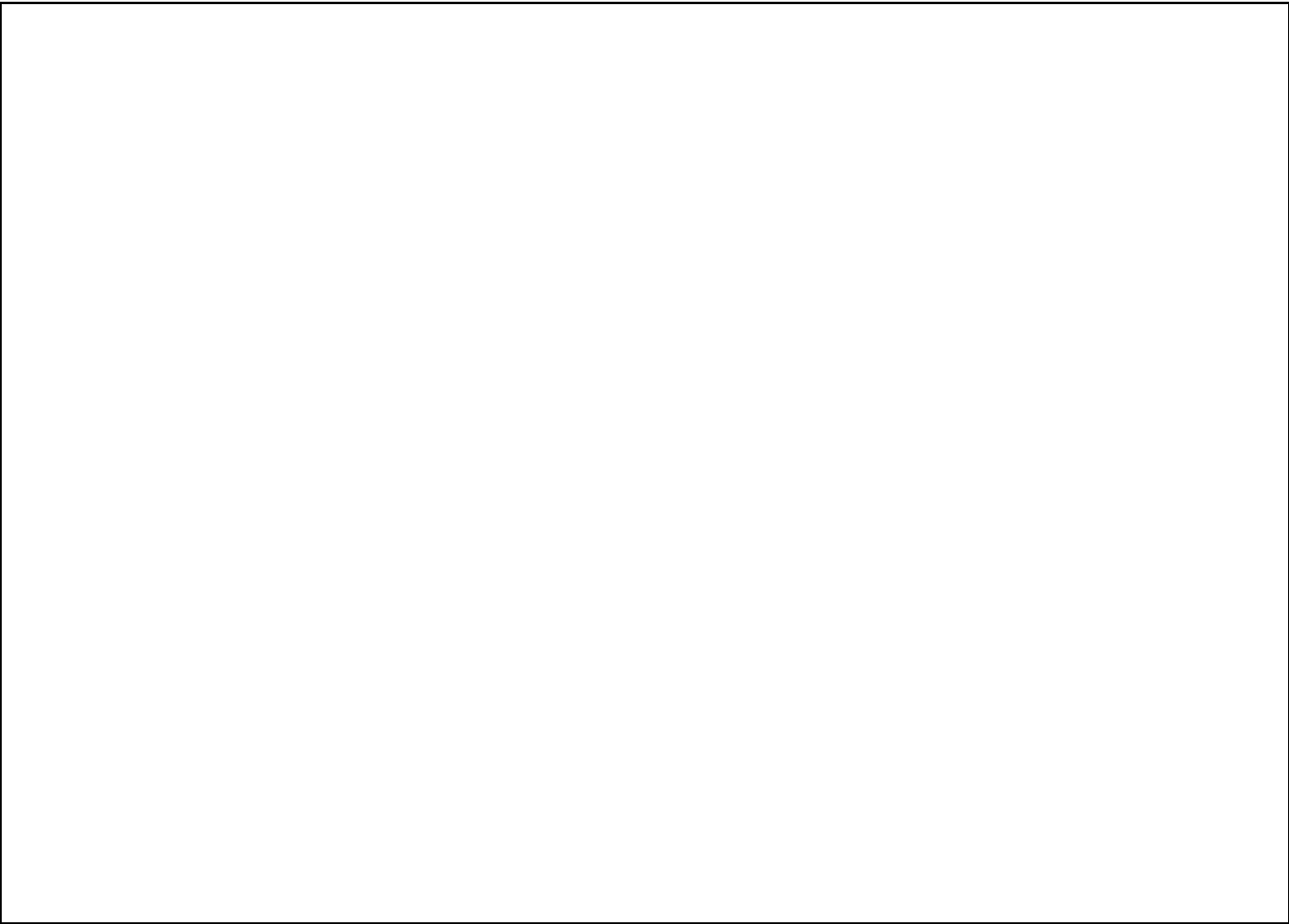
- INVESTMENT OPPORTUNITY
- PREVIOUSLY LET AS HMO
- MODERNISED THROUGHOUT
- THREE STOREY PROPERTY











Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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