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ATTRACTIVE BUY-TO-LET INVESTMENT – TENANT IN SITU

A ready-made investment opportunity with a reliable, long-term tenant already in occupation, generating £575 PCM. Perfect for investors seeking instant income, minimal setup, and a proven rental history. An excellent opportunity to acquire a property with income already secured.

Located on the tranquil Leopold Street in Barnsley, this charming house presents an excellent opportunity for investors. Boasting three spacious bedrooms, the property is well-kept throughout, ensuring a comfortable living environment.

The house has recently benefited from significant upgrades, including a recently installed boiler, modern worktops, and a new roof, providing peace of mind for future maintenance. The property is situated on a private road, offering a sense of seclusion and security, making it an ideal retreat from the hustle and bustle of everyday life.

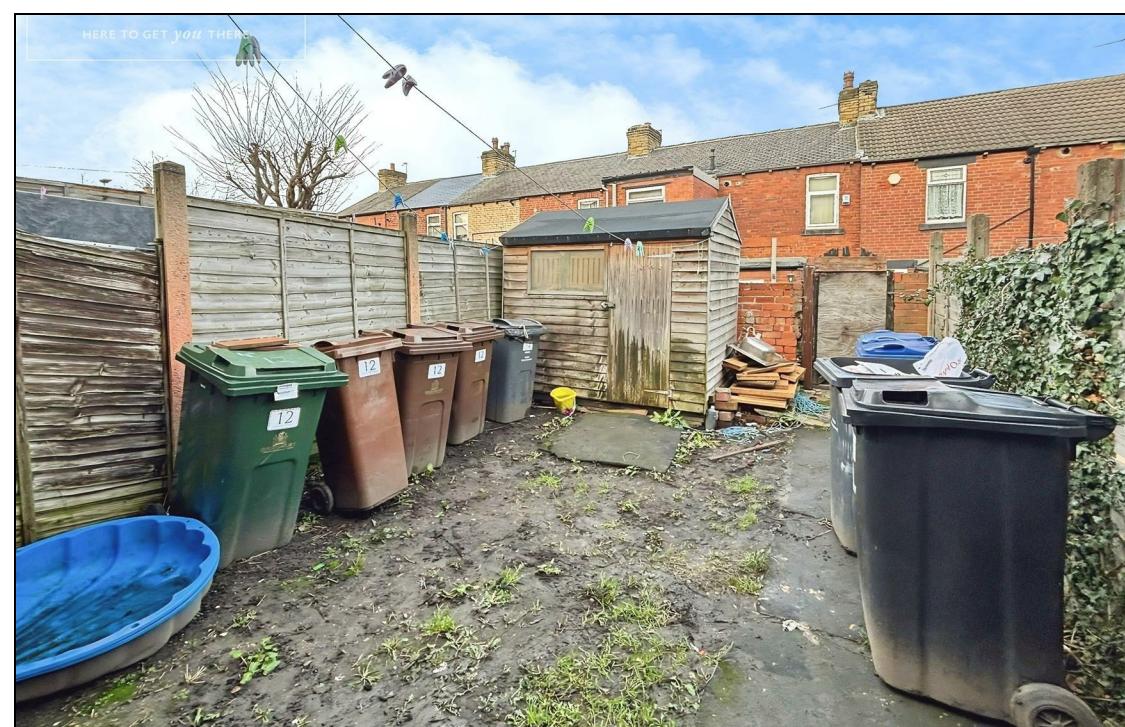
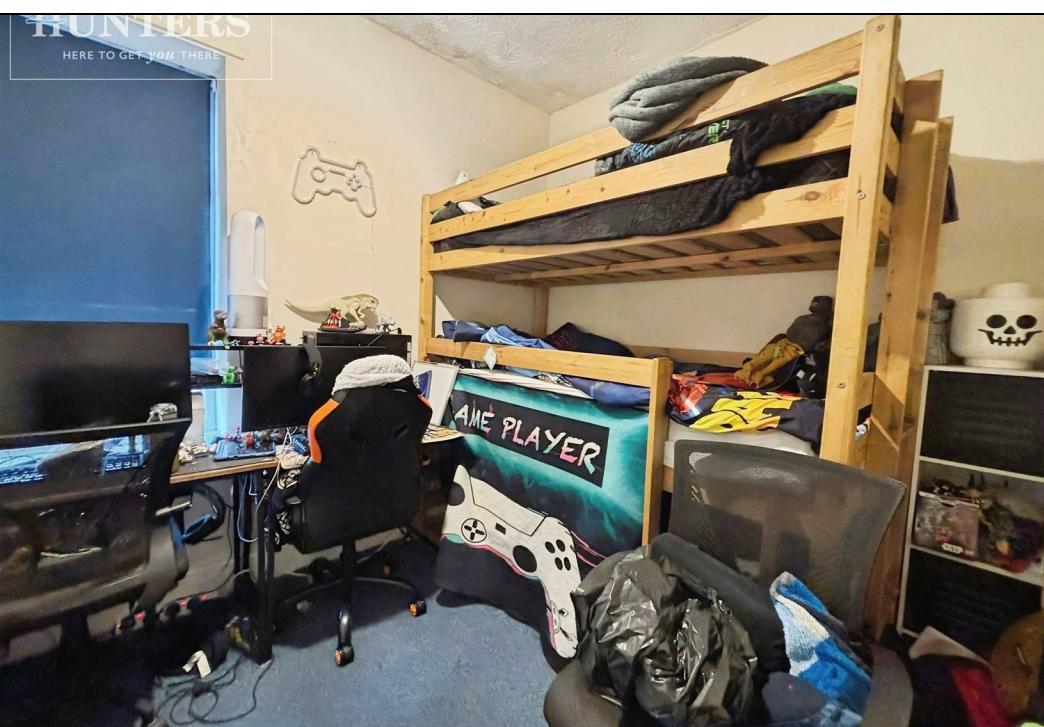
For those considering an investment, this property comes with a sitting tenant, making it a hassle-free addition to your portfolio. With its combination of space, condition, and location, this house on Leopold Street is a rare find that should not be missed. Whether you are looking to settle down or expand your investment opportunities, this property is sure to meet your needs.

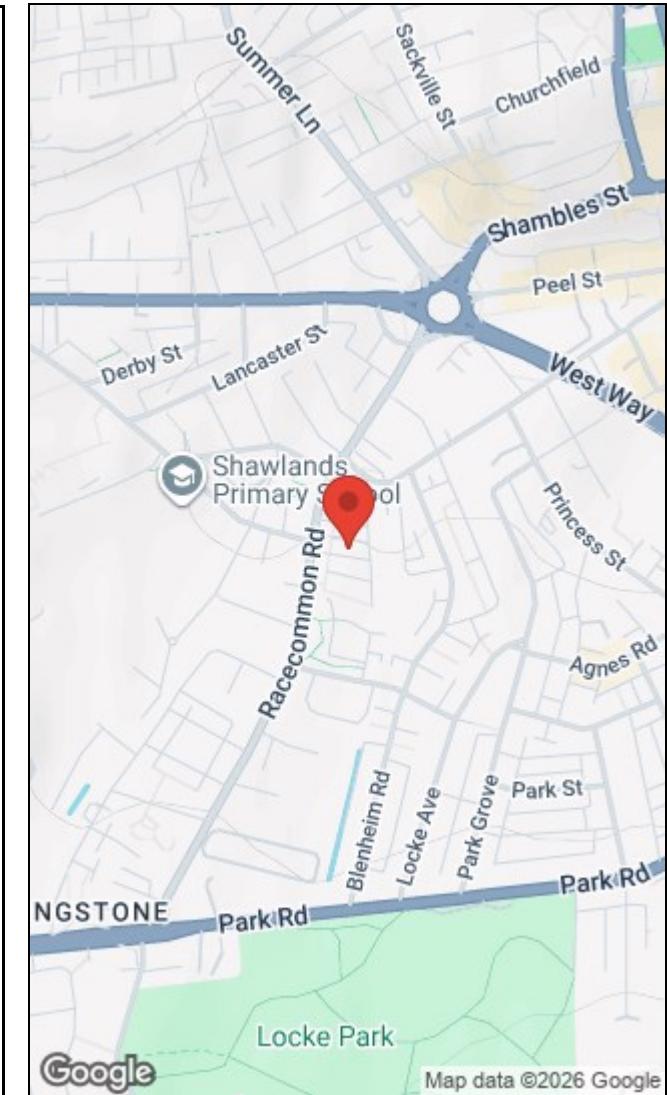


KEY FEATURES

- Three spacious bedrooms
- Long term tenancy in place
- Newley installed boiler, worktops and roof
 - Ideal for investors
 - Close to all amenities
- Well-kept condition throughout
 - Private rear garden







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

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