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# Leopold Street, Barnsley

£115,000



## 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.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155  
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## 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

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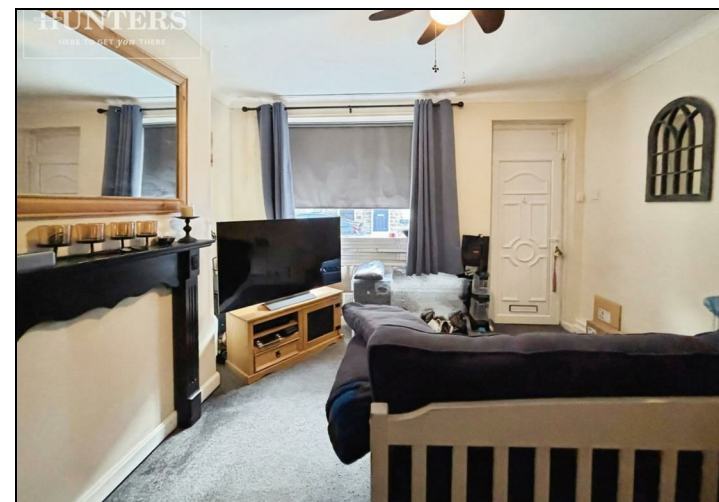
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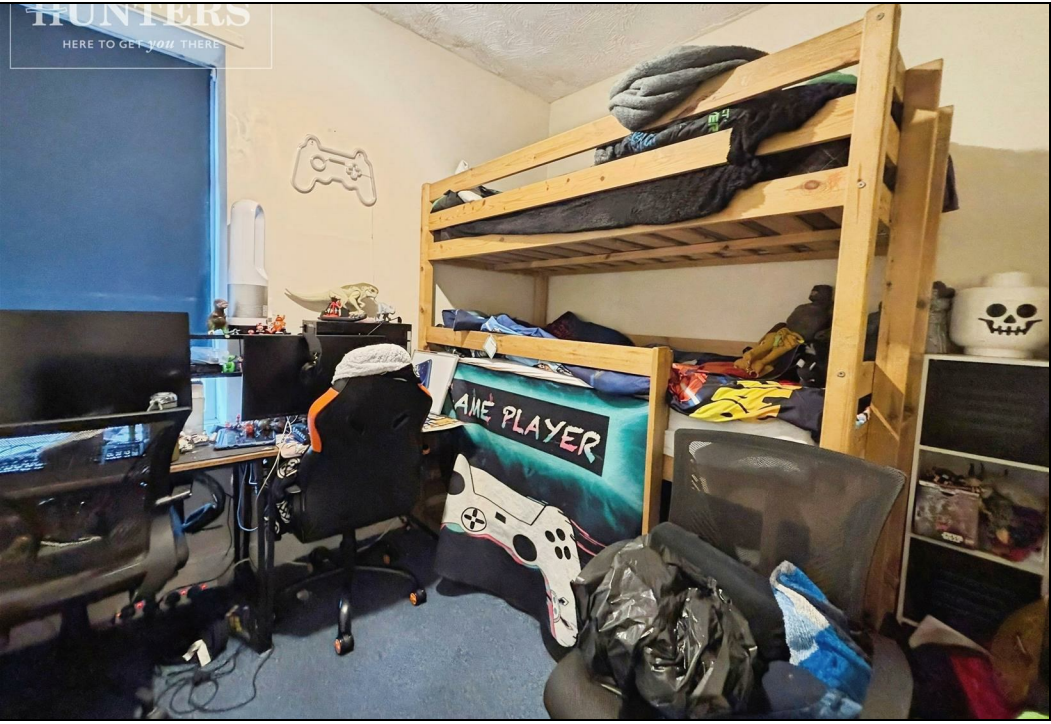


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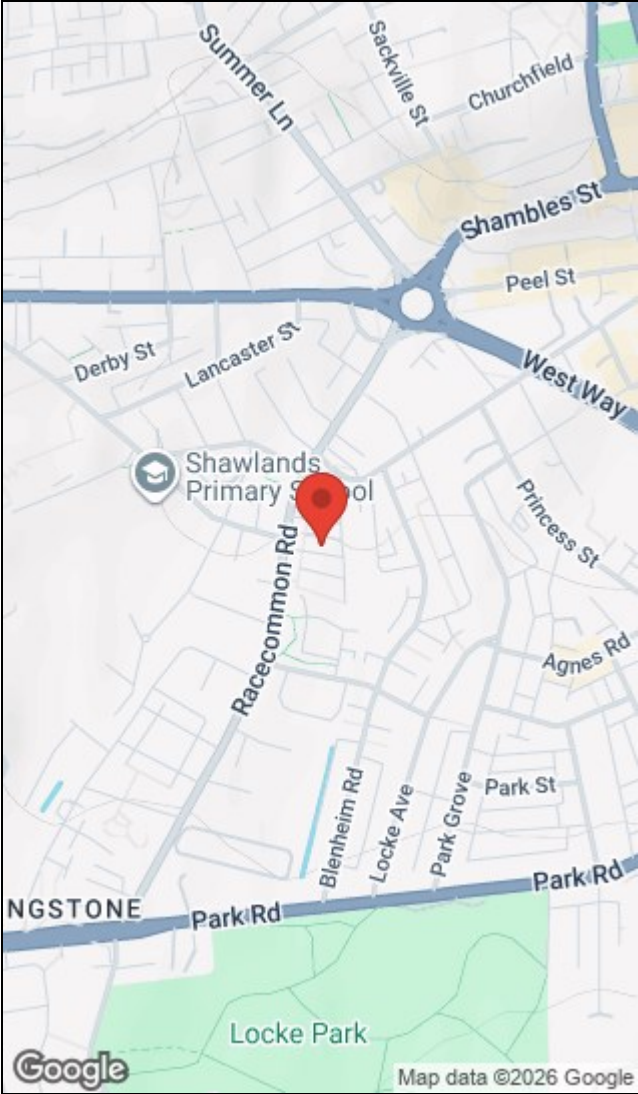
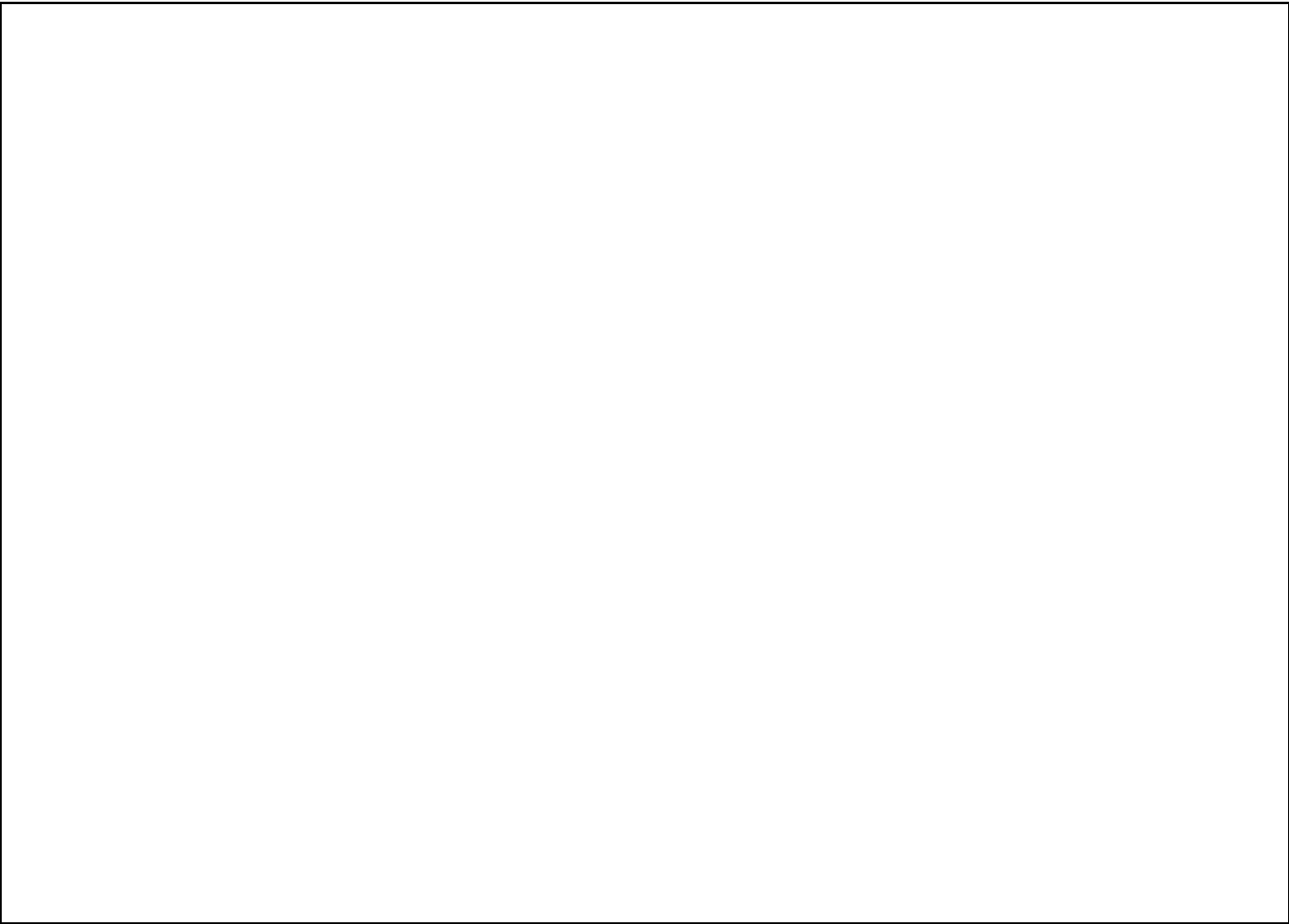
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 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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