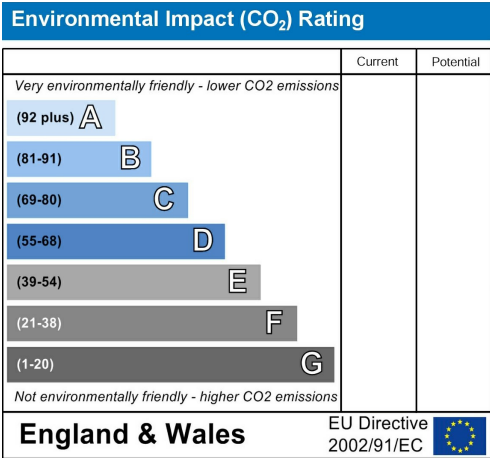
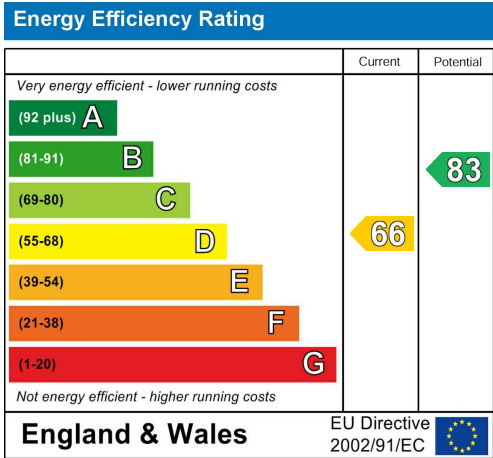


Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Key Points

Investment Opportunity – Two-Bedroom Terrace, Great Houghton, Barnsley

An excellent opportunity to acquire a well-positioned two-bedroom terraced property in the sought-after village of Great Houghton, offered with vacant possession and available either as an individual purchase or as part of a larger five-property investment portfolio.

Previously operated as a successful rental property, this terrace presents an attractive proposition for both owner-occupiers and investors seeking immediate letting potential or value-add opportunities. The property offers well-proportioned accommodation comprising two bedrooms, reception space, kitchen, and bathroom, with scope for cosmetic improvement or repositioning to maximise future returns.

All five properties within the portfolio are being sold with vacant possession, providing flexibility for refurbishment, re-letting, resale, or redevelopment strategies. The portfolio also benefits from further development potential (subject to the necessary planning permissions), offering significant upside for developers and investors looking to enhance capital value and rental yield.

- Two-bedroom terraced property
- Located in Great Houghton, Barnsley
- Vacant possession
- Previously tenanted / proven rental history
- Available individually or as part of a five-property portfolio
- Suitable for investors, developers, or owner-occupiers

About This Property

Entrance Hall
PVCu double glazed door:

Lounge 13'3" x 13'0" (4.05 x 3.98)
Having a window and a radiator.

Kitchen 11'3" x 951'5" (3.43 x 290)
Having a window to rear elevation, a radiator, wall and base units incorporating an oven and hob with a double glazed door to the rear.

First Floor Landing

Bedroom One 13'4" x 13'3" (4.08 x 4.04)
Having a window to the front and a radiator.

Bedroom Two 11'3" x 5'3" (3.43 x 1.62)
Having a window to the rear elevation.

Bathroom
Having a bath, low flush w.c, hand wash basin, a radiator and window.

Outside
having a yard to rear.

Material Information
Council Tax Band A
Tenure Freehold
Property Type Terrace House
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
<https://www.openreach.com/>
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>
Parking type On Street Parking
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
<https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

