

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Cemetery Road, Barnsley,
S70

228646299





PROPERTY DESCRIPTION

Our latest listing is in Cemetery Road, Barnsley, S70

Rent currently agreed with tenant of **£400** per calendar month which calculates to a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£810** which would provide the investor a Gross Yield of **11.0%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Cemetery Road,
Barnsley, S70

228646299

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

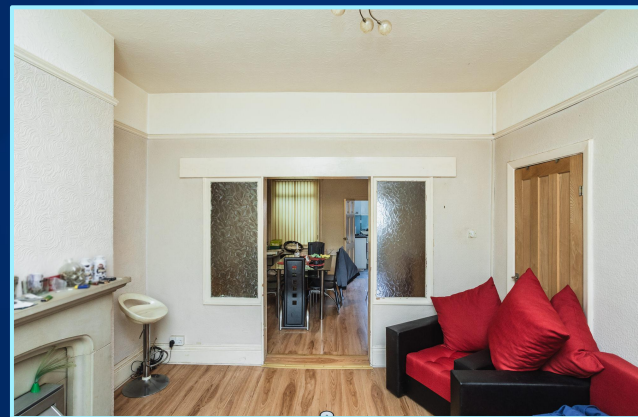
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £400

Market Rent: £810

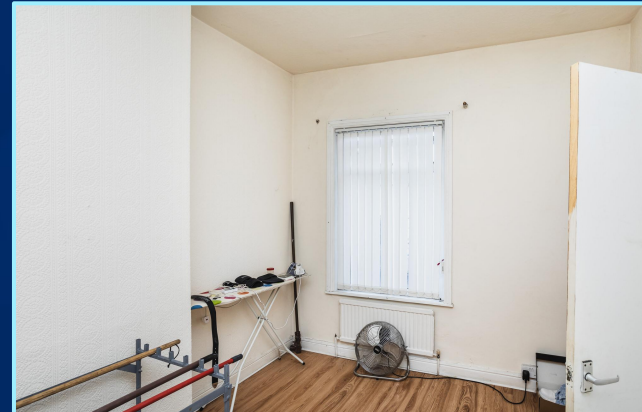
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£88,000

10% Deposit (£5,000 Minimum) **£8,800**

Buyers Premium **£6,000**

Paid On Accepted Bid **£14,800**

Purchase Balance **£79,200**

SDLT Charge **£4,400**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£84,600**

Your total all in costs would be ~£84,600 after taxes and fees based on a purchase price of £88,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £125,000.



£125,000

2 bedroom end of terrace house for sale

+ Add to report

Corporation Street, Barnsley, S70 4PQ

CURRENTLY ADVERTISED

SOLD STC

Marketed from 17 Jul 2026 by NestledIn, Barnsley



£115,000

2 bedroom terraced house for sale

+ Add to report

Oxford Street, Barnsley, S70

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Mar 2026 to 8 Jul 2026 (127 days) by Whitegates, Barnsley

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £900 based on the analysis carried out by our lettings team.



£900 pcm

2 bedroom semi-detached house

Portland Street, Barnsley, S70

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Jun 2026 to 29 Jun 2026 (20 days) by Lifestyle Lettings & Management, Covering Leeds & Sheffield

+ Add to report



£875 pcm

2 bedroom terraced house

Saville Terrace, Barnsley, S70

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Apr 2026 to 19 Aug 2026 (120 days) by Your Move, Barnsley

+ Add to report



Cemetery Road, Barnsley, S70

PROPERTY ID: 228646299

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.