TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Carlton Road, Barnsley, S71



224517102

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Carlton Road, Barnsley, S71

Rent currently agreed with tenant of **£550** per calendar month which calculates to a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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



Carlton Road, Barnsley, S71

224517102

Property Key Features

3 Bedrooms

1 Bathroom

Spacious lounge

Private rear garden

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £550

Market Rent: £731

Exterior





Purchase Outlay

ASSUMED PURCHASE PRICE

£126,500

10% Deposit (£5,000 Minimum)	**£12,650**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£18,650**
Purchase Balance	**£113,850**
SDLT Charge	**£6,355**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£121,205**

Your total all in costs would be ~£121,205 after taxes and fees based on a purchase price of £126,500. 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 £210,000.





Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



3 bedroom end of terrace house

+ Add to report

Carlton Road, Barnsley

NO LONGER ADVERTISED | LET AGREED

Marketed from 1 Dec 2025 to 2 Feb 2026 (63 days) by Ready Steady Move Estate and Lettings Agents, Sheffield

£900 pcm

SOUGHT-AFTER HONEYWELL LOCATION | THREE BEDROOM END-OF-TERRACE PROPERTY | GORGEOUS MODERN KITCHEN...



3 bedroom terraced house

+ Add to report

Carlton Road, Barnsley

NO LONGER ADVERTISED | LET AGREED

Marketed from 20 May 2026 to 15 Jun 2026 (26 days) by Wilbys, Barnsley

£800 pcm

RENT £800 - BOND £923 - HOLDING DEPOSIT £184.A three bedroom terrace property having been



Carlton Road, Barnsley, S71

PROPERTY ID: 224517102

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.