



35 Dodworth Road

, Barnsley, S70 6DY

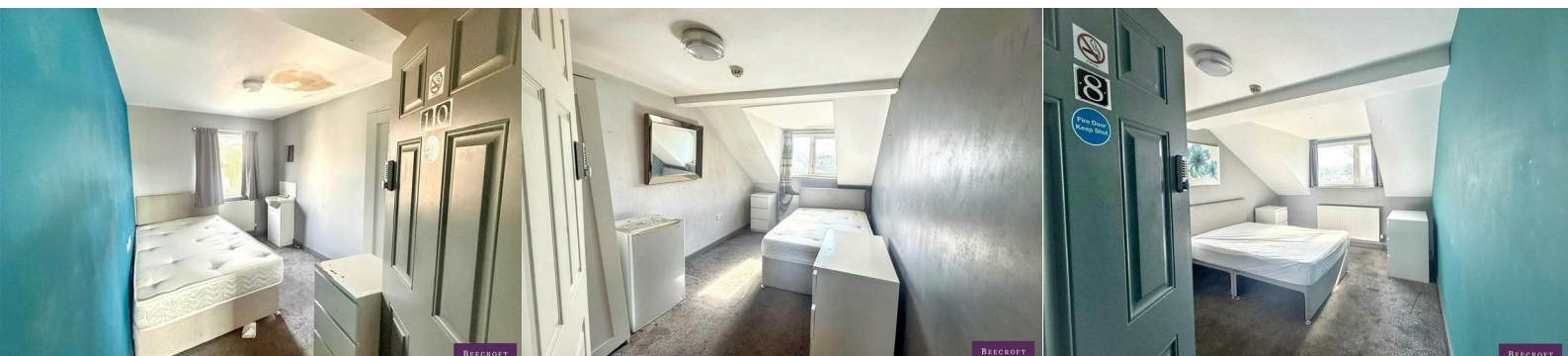
Offers In The Region Of £195,000



Nestled on Dodworth Road in Barnsley, this impressive flat conversion presents a unique opportunity for investors. Boasting an expansive nine bedrooms, this property is currently licensed as a House in Multiple Occupation (HMO), making it an ideal choice for those looking to generate rental income.

The property is well-equipped to accommodate multiple tenants comfortably. While the flat is in need of refurbishment, this offers a blank canvas for potential buyers to tailor the space to their vision. There is also the possibility of adding en-suite bathrooms, which could significantly enhance the property's appeal and rental value.

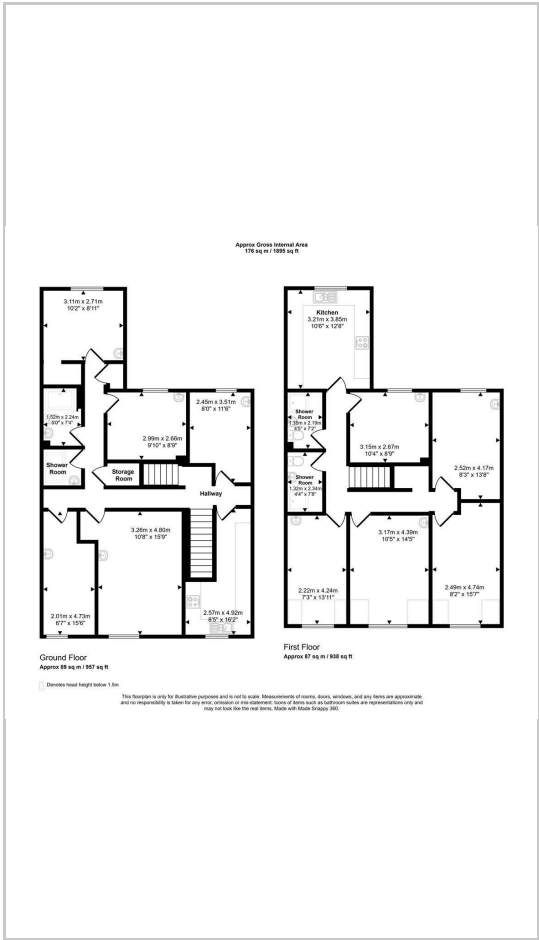
The property is classified as a flying freehold, which may be of interest to those familiar with such arrangements. With an estimated rental income of between £95 to £110 per week per room, the potential annual income could reach approximately £45,000, making this an attractive investment opportunity.



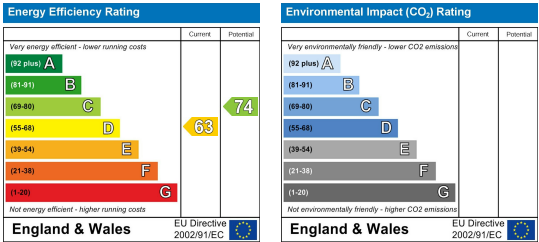
Area Map



Floor Plans



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.