

# HUNTERS®

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# Harvey Street, Barnsley

£125,000



## 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.

On the charming Harvey Street in Barnsley, this modern two-bedroom house presents an excellent opportunity for those seeking a comfortable and convenient living space. Just a short stroll from the bustling town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making daily errands a breeze.

The property boasts a contemporary design, ensuring a stylish and welcoming atmosphere. The two well-proportioned bedrooms provide ample space for relaxation and rest, catering perfectly to individuals, couples, or small families. The modern features throughout the home enhance its appeal, offering a blend of comfort and functionality.

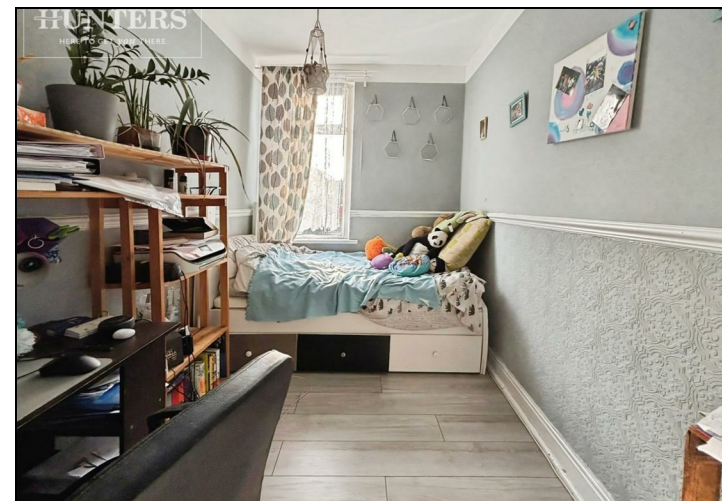
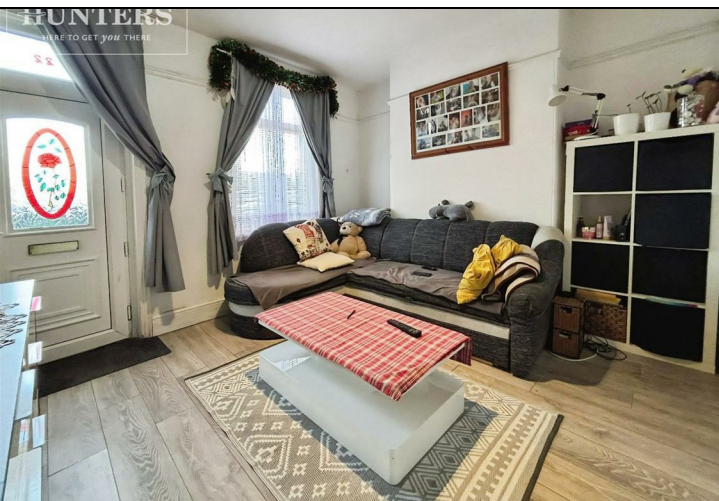
One of the standout features of this property is the private garden, a delightful outdoor space perfect for enjoying sunny days or hosting gatherings with friends and family.

Additionally, the property is conveniently located close to all public transport options, making commuting and exploring the surrounding areas effortless. Whether you are heading to work or venturing out for leisure, you will find excellent transport links just moments away.

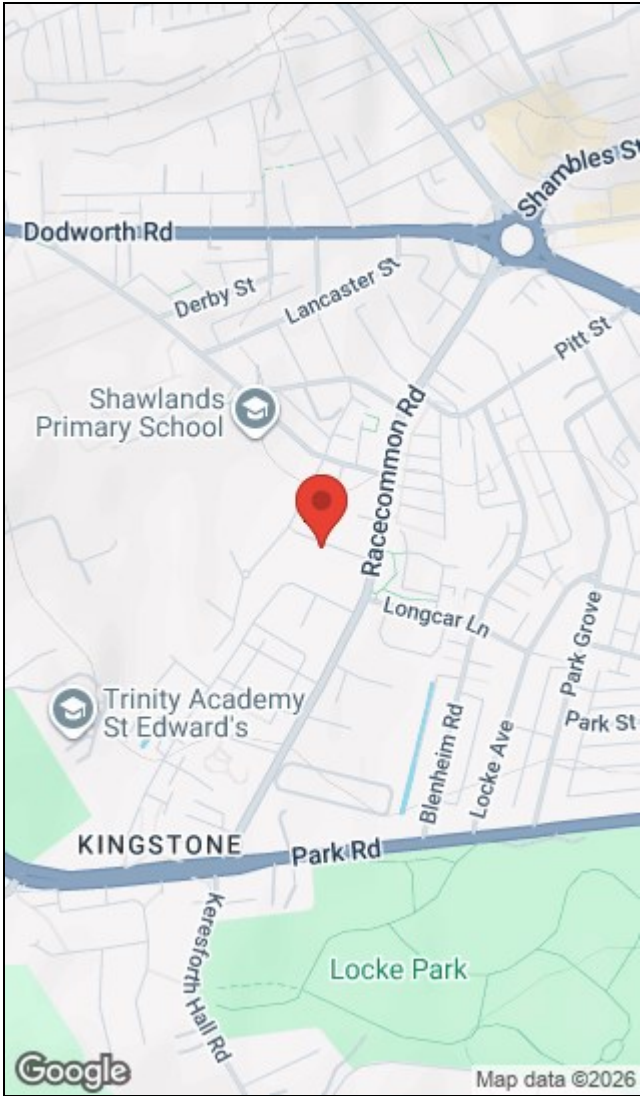
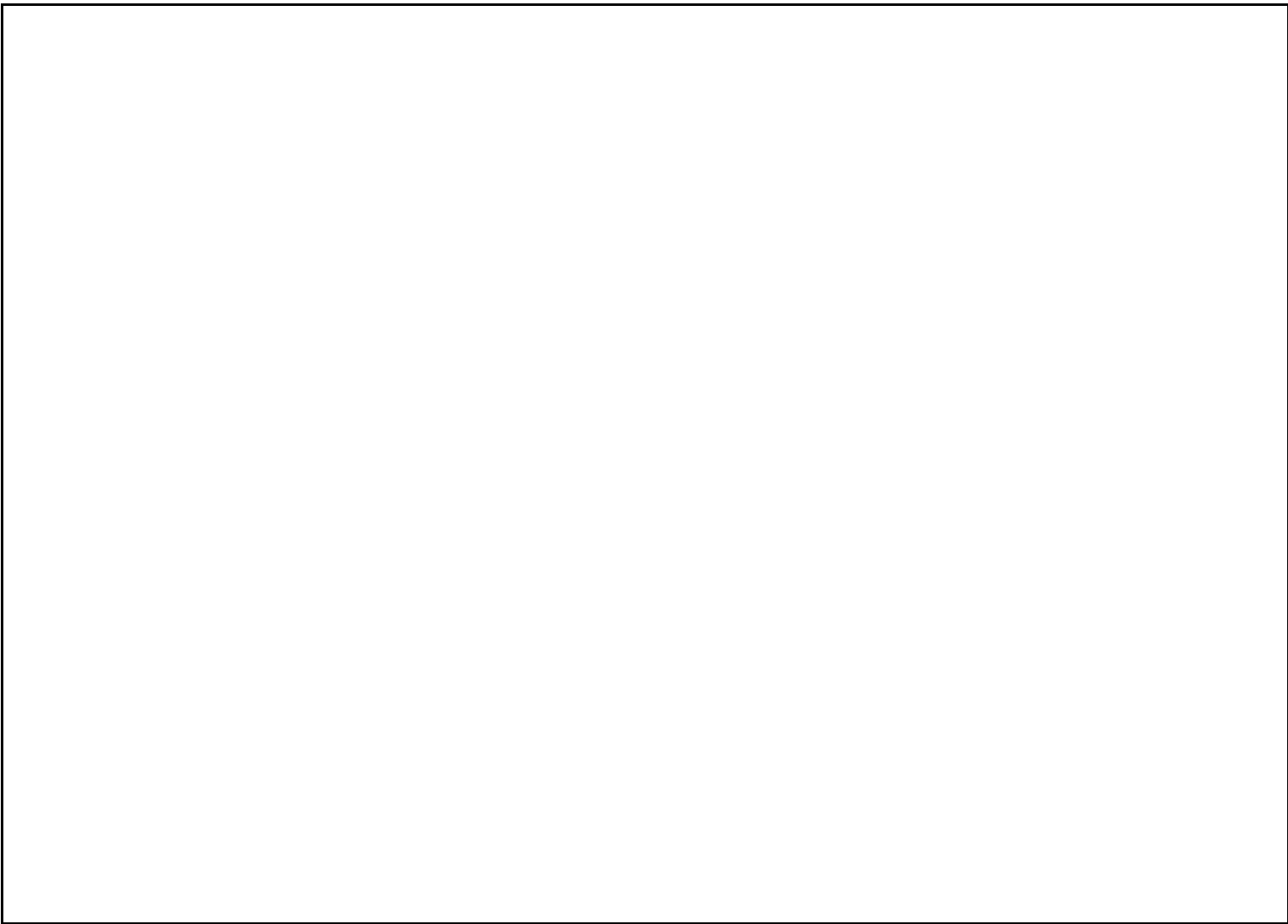


## KEY FEATURES

- Mid Terrace Property
  - 79 sqm
- 2 Spacious bedrooms
- Stylish bathroom
- Close to all amenities







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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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