



**Auction guide price £40,000**

**TENURE : LEASEHOLD**

**Regent House, Regent Street, Barnsley, S70**

**Bedrooms : 1**

**Bathrooms : 1**

**Reception Rooms : 1**

**For Sale by Modern Auction –  
T & C's apply**

**Subject to Reserve Price**

**Buyers fees apply**

**The Modern Method of  
Auction**

**To be purchased with a  
tenant in situ – Current rental  
£689pcm**

**1 Bedroom Apartment**

**Movenowproperties.com LTD  
10 Rishworth street, Wakefield, WF1 3BY  
info@movenowproperties.com |**

**01924 249349**



**Website: <https://movenowproperties.com>**

For sale by modern auction with a tenant in situ. Movenowproperties are proud to present this well-appointed one-bedroom apartment, ideally situated on Regent Street in the heart of Barnsley. Offered with a sitting tenant and generating a strong rental income, this property represents an excellent turnkey investment opportunity for landlords seeking immediate returns.

### **Entrance Hallway**

A welcoming entrance hallway providing access to all principal rooms, offering a practical and well-laid-out introduction to the apartment.

### **Open Plan Living / Kitchen Area**

**Measurements: 15'5" x 12'1" (4.71m x 3.68m)**

A bright and spacious open-plan living space, designed for modern living. The kitchen is fitted with a range of wall and base units along with integrated appliances, seamlessly flowing into the lounge area—ideal for both relaxing and entertaining.

### **Bedroom**

**Measurements: 10'8" x 8'6" (3.26m x 2.60m)**

A generously sized double bedroom, offering ample space for furnishings and providing a comfortable retreat.

### **Bathroom**

**Measurements: 7'5" x 4'8" (2.26m x 1.43m)**

A well-presented shower room fitted with a contemporary suite, including shower, wash basin, and WC.

### **Location**

Positioned in a prime town centre location, the property is within easy walking distance of Barnsley's wide range of amenities, including the Alhambra Shopping Centre, restaurants, and leisure facilities. Excellent transport links are available via the nearby Barnsley Transport Interchange, providing convenient access across the region.

### **Investment Information**

The property is currently tenanted, achieving £689 pcm (including water bill), offering an immediate and reliable income stream. Its central location and modern layout ensure continued appeal within the rental market.

Early viewing is highly recommended to fully appreciate the potential of this income-generating property.

EPC Rating: C

Please contact us for further details of the full EPC

Tenure: Leasehold

Term - Approx 189 Years Remaining

Service Charge - Approx £2,947.62 per annum

Ground Rent - £341.45 per annum

Council Tax Band A

Property Type: Apartment

Construction type Brick built

Heating Type Electric

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains N/A

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Electricity Supply Mains Electricity

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains N/A

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.

Parking type: No Parking on site

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.

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.

We advise all clients to discuss the above points with a convincing solicitor.

### **Auctioneer Comments:**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

### **Floor plans**

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### **Viewings**

For further information or to arrange a viewing please contact our offices directly.

### **Free valuations**

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

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**DISCLAIMER:**

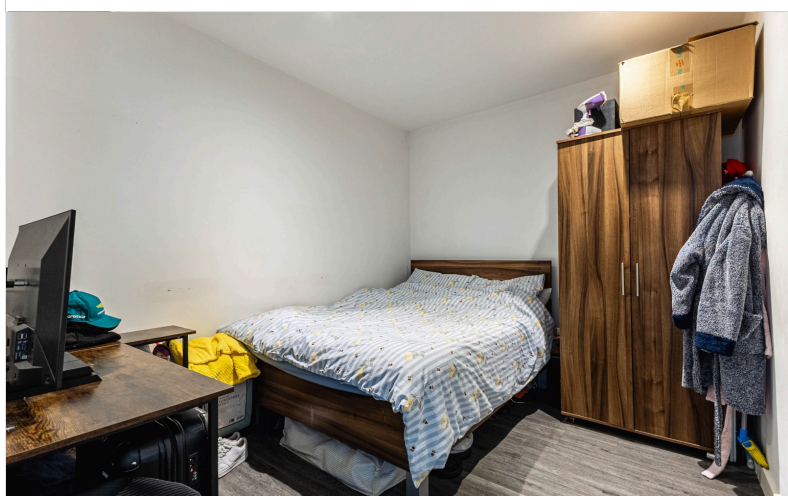
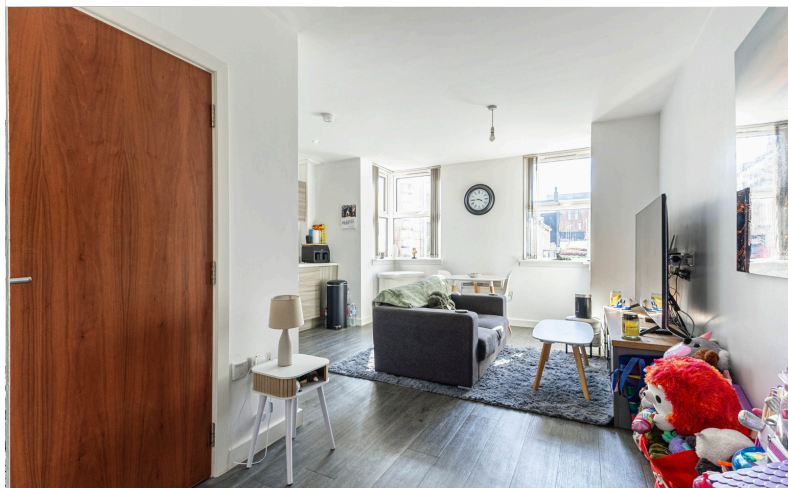
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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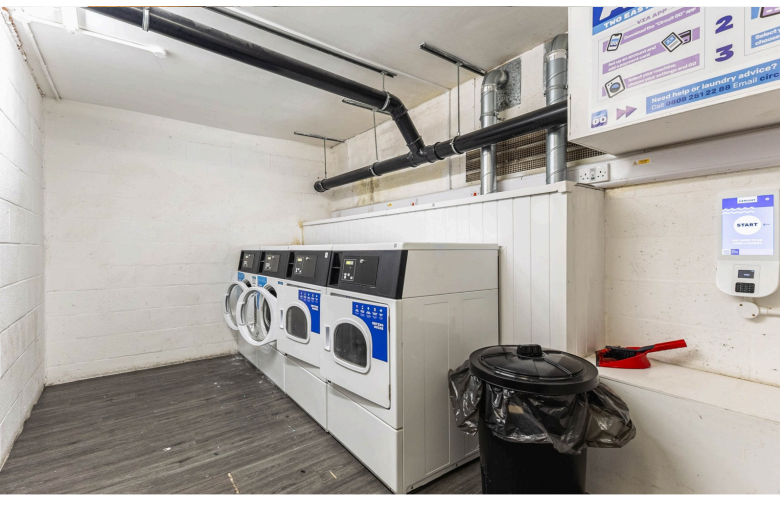


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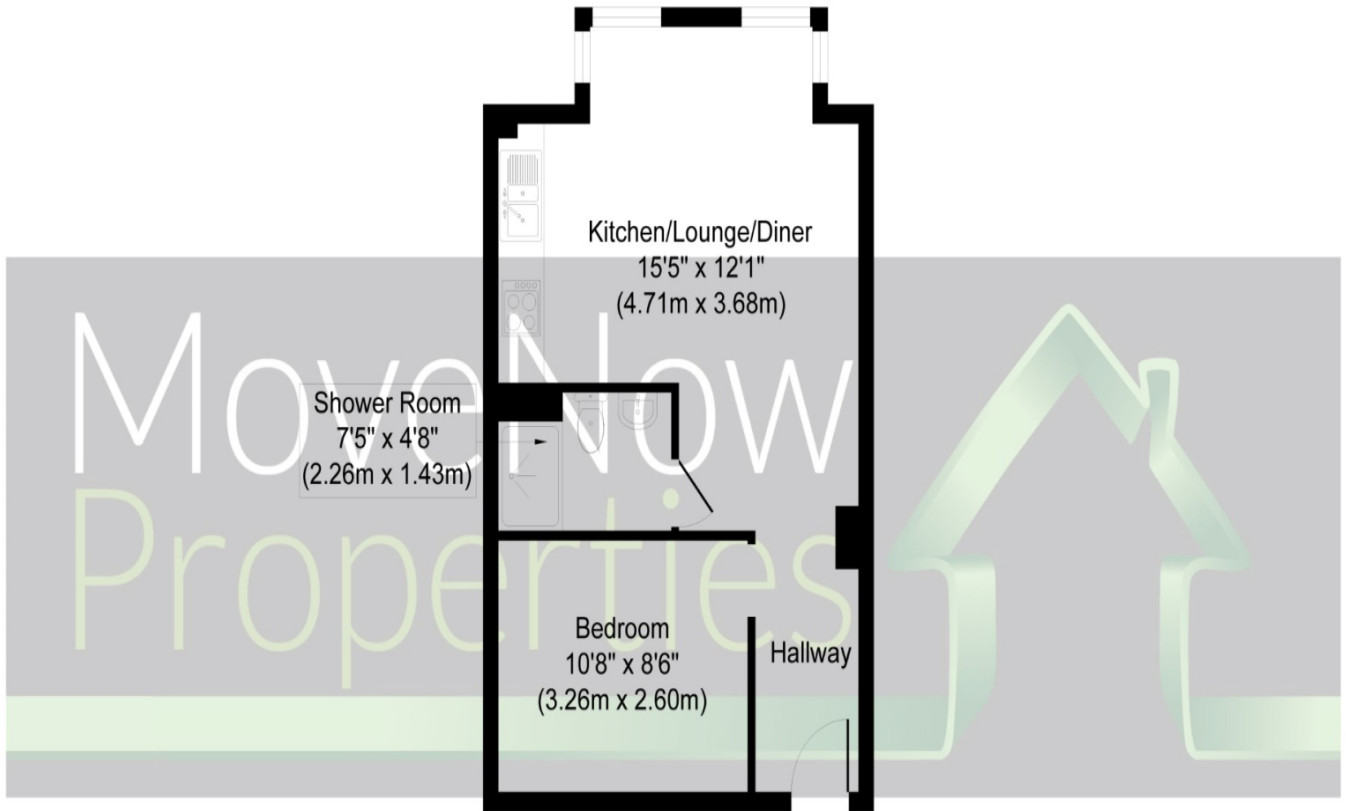
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**Approximate Floor Area**  
**384 sq. ft**  
**(36.00 sq. m)**



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Regent House, 11 Regent Street, S70

