



£79,995

TENURE : FREEHOLD

Aldham Cottages, Barnsley Road, Wombwell, S73

Bedrooms : 2

Bathrooms : 0

Reception Rooms : 1

Two-bedroom mid-terrace home with a long-term sitting tenant

Well-maintained and ready for investment

Current rental income of £500PCM. Tenant Living there since 2013

Bright and spacious living room with electric fire and laminate flooring

Gross Rental Yield 7.5% with potential for rent review

Practical kitchen with ample storage and access to utility room

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**MoveNow
Properties**

MoveNowProperties are proud to present this well-maintained two-bedroom mid-terrace home, available with a long-term sitting tenant. Situated in a popular residential area, this property offers a fantastic opportunity for buy-to-let investors, currently achieving a rental income of £500PCM with a tenant in place since 2013.

Living Room

Measurements: 12'10" x 12'8" (3.91m x 3.86m)

The living room is a bright and inviting space, featuring stylish laminated flooring and a large front-facing window that allows for plenty of natural light

Kitchen

Measurements: 9'10" x 9'5" (3.00m x 2.88m)

The kitchen offers a practical layout with a range of wall and base units, providing ample storage and workspace. There is space for a freestanding cooker, and the stainless steel sink and drainer with mixer tap is positioned beneath a double glazed window overlooking the rear garden. This room also provides access to a useful understairs storage area and leads directly into the utility room and downstairs bathroom.

Utility Room / Rear Porch

Situated just off the kitchen, the utility room features plumbing for a washing machine and handy shelving for additional storage. A newly fitted uPVC door opens out to the enclosed rear garden, offering a convenient transition to outdoor space.

Downstairs Bathroom

Measurements: 7'7" x 7'0" (2.32m x 2.13m)

The bathroom is located on the ground floor and includes a WC, pedestal wash basin, and a bath with an overhead electric shower. Part tiled walls help with easy maintenance, while a frosted double glazed window provides privacy and natural light. A radiator completes the space for added comfort.

Stairs and Landing

The carpeted staircase leads to the first-floor landing, which provides access to both bedrooms and the loft hatch. A handrail offers additional safety and support.

Bedroom One

Measurements: 13'6" x 13'1" (4.12m x 3.98m)

Positioned at the front of the property, the first bedroom is a generous double room with laminated flooring and a double glazed window that allows natural light to fill the space. A radiator is also fitted for year-round comfort.

Bedroom Two

Measurements: 9'9" x 9'3" (2.97m x 2.82m)

The second bedroom, also a spacious double, overlooks the rear of the property. It features laminated flooring, a double glazed window, and a radiator. There is also a built-in storage cupboard, adding to the room's practicality.

Outside Space

To the front of the property, there is on-street parking available. The rear garden is enclosed and low maintenance, making it ideal for tenants or owners seeking outdoor space without the upkeep.

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Investment Opportunity

This property is being sold with a sitting tenant who has resided in the home since 2013 and currently pays £500 per calendar month in rent. This makes it an excellent opportunity for landlords looking to invest in a property with an immediate and reliable rental income.

EPC Rating: C69

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

Property Type: Mid Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

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: On Street

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 conveyancing solicitor.

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.

Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

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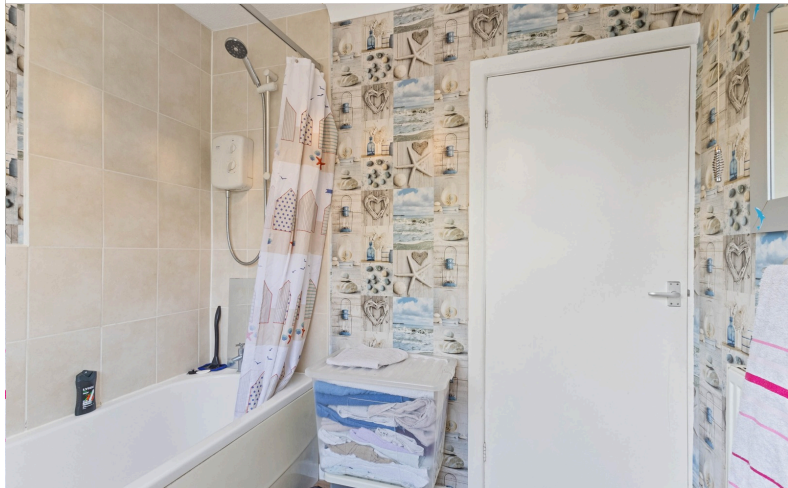
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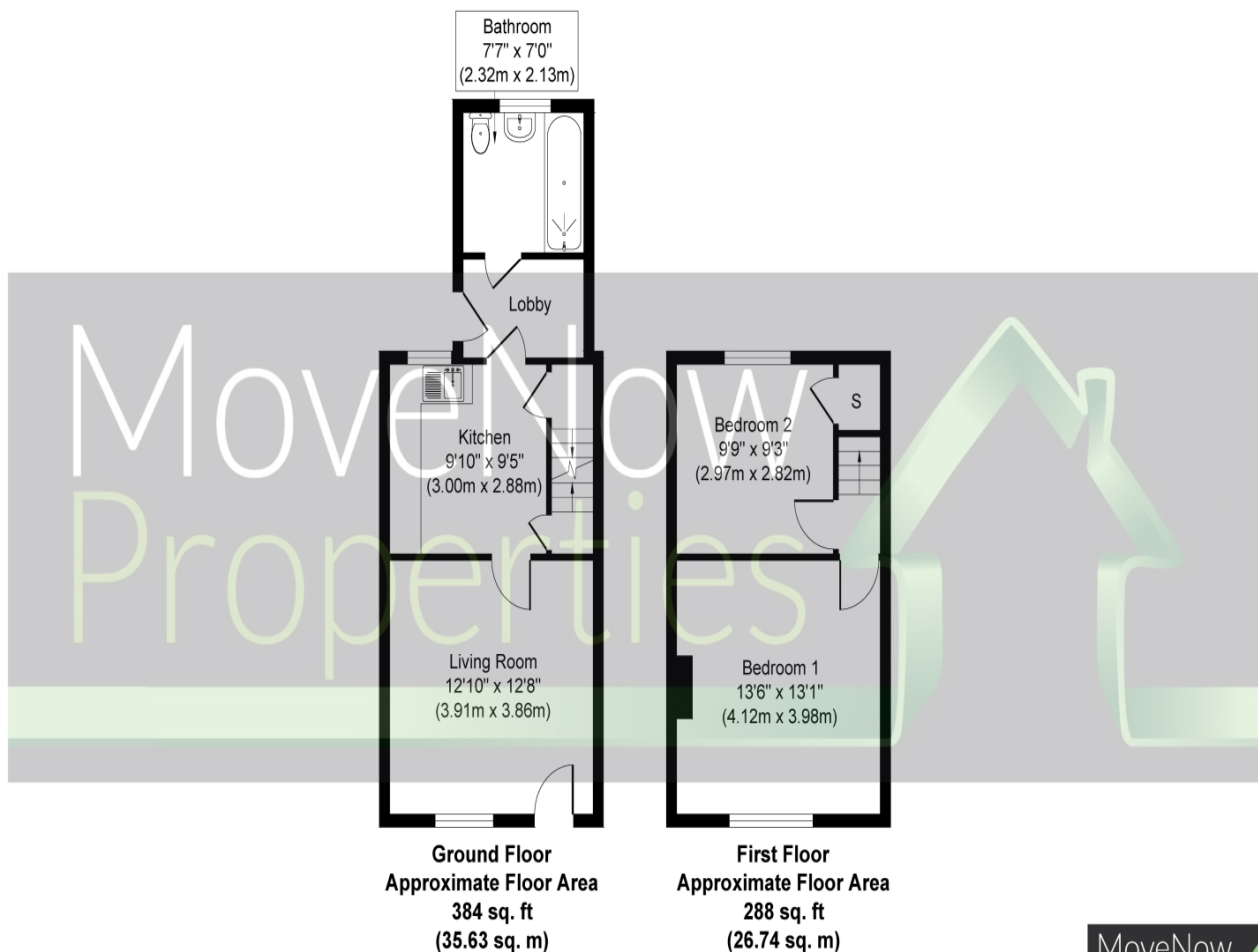
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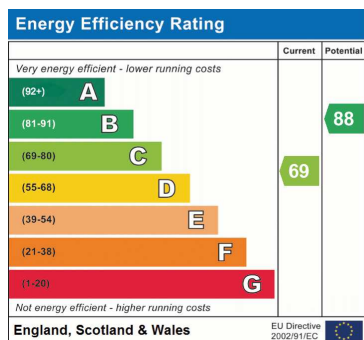






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction 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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