2 Bed

House - Terraced

located in

Barnsley

Starting Bid £63,000

LOGIC

REAL ESTATE

Gold Street

Barnsley

S70 1TT

Lead In
Situated in the heart of Barnsley town centre, this two-bedroom terrace property offers fantastic potential for buyers looking for a renovation project. Requiring full modernisation throughout, the property would be ideally suited to builders, investors or first-time buyers looking to add value, create equity and put their own stamp on a home.

The accommodation offers a blank canvas with plenty of scope for improvement, while retaining the character and charm associated with a traditional town centre property. The attic space also offers further potential and could be converted for use as an additional bedroom, subject to obtaining the necessary planning permission, building regulations approval and any other required consents. Externally, there is an enclosed rear garden.

The location is a real highlight, being within easy reach of Barnsley town centre, local shops, schools, the train and bus stations and excellent motorway networks. The nearby Barnsley FC ground and modern surrounding complex also provide a fantastic range of amenities.

With its central location, versatile accommodation and masses of potential, this property is sure to attract considerable attention and early viewing is highly recommended.

Living Room
12'11" x 12'11"
Feature fire with hearth and surround. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Kitchen Diner
13'6" x 12'10"
A range of high and low level kitchen units with plumbing for washing machine and space for a cooker. One and half bowl sink with drainer and chrome mixer tap. UPVC door leading to the rear yard. Access to the cellar. Central heated radiator. UPVC double glazed window to the rear elevation.

Landing
2'7" x 13'1"
Access to two bedrooms, bathroom and the stairs leading to the second floor. Central heated radiator.

Bedroom One
12'10" x 11'1"
Built in wardrobes. Carpeted throughout. Central heated radiator. UPVC double glazed window to the front elevation.

Bedroom Two
10'6" x 7'5"
Carpeted throughout. Central heated radiator. UPVC double glazed window to the rear elevation.

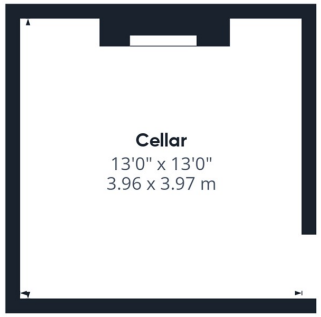
Bathroom
10'4" x 5'1"
Panel bath with electric shower above. WC with low level flush. Wash hand basin with chrome taps. Extractor fan. Full height wall tiling. Tiled effect flooring. Chrome central heated towel rail. UPVC double glazed frosted window to the rear aspect.

Attic Space
15'9" x 11'8"
Carpeted throughout. Central heated radiator. Skylight to the rear aspect.

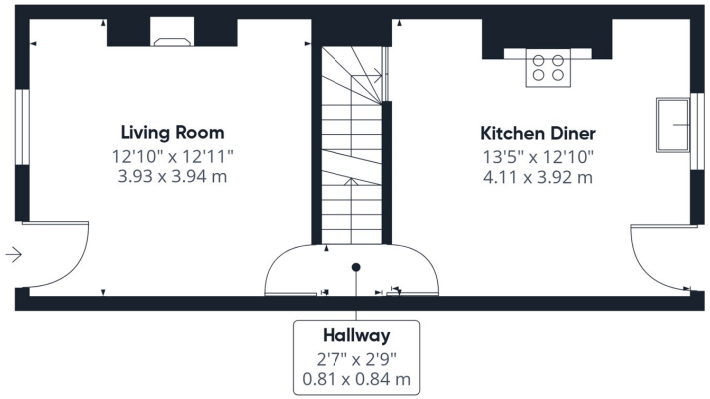
Cellar
12'12" x 13'

External
To the rear of the property is an enclosed yard area offering outside space for a property of this type. Predominantly hard landscaped for ease of maintenance, the area currently features mature planting and established shrubs, together with useful outbuildings/storage. The space provides excellent scope for landscaping and improvement to create an appealing private seating and entertaining area.

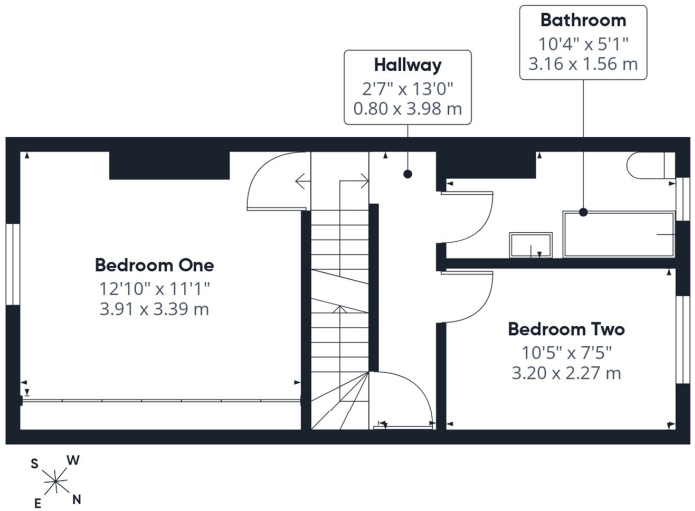
Auction Comments
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional



Floor -1



Floor 0



Floor 1

Floor 2

Approximate total area(1)

992 ft²

92 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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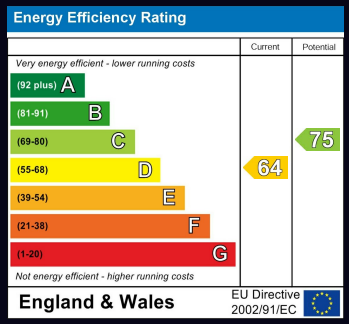

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