



## 24 Carlton Court

, Barnsley, S71 2GH

Offers Over £80,000



Two-Bedroom First Floor Flat – Ideal Investment or First-Time Buy

This two-bedroom first floor flat offers great potential and would benefit from a little modernisation, making it an ideal opportunity for a first-time buyer, single occupant, or investor. With a potential rental income of approximately £650 PCM, it presents a fantastic addition to any property portfolio.

Conveniently located close to local amenities, the property features an open-plan lounge, dining, and kitchen area with French-style doors opening to a Juliet balcony. The space is fitted with electric heaters and provides a bright, versatile living area.

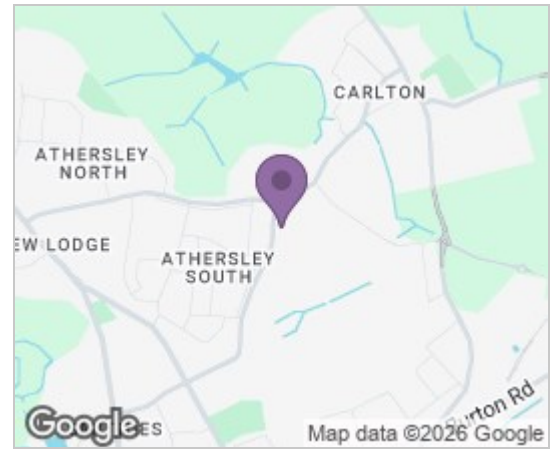
There are two double bedrooms and a bathroom, offering comfortable accommodation throughout.

Early viewing is highly recommended to appreciate the potential this property has to offer.

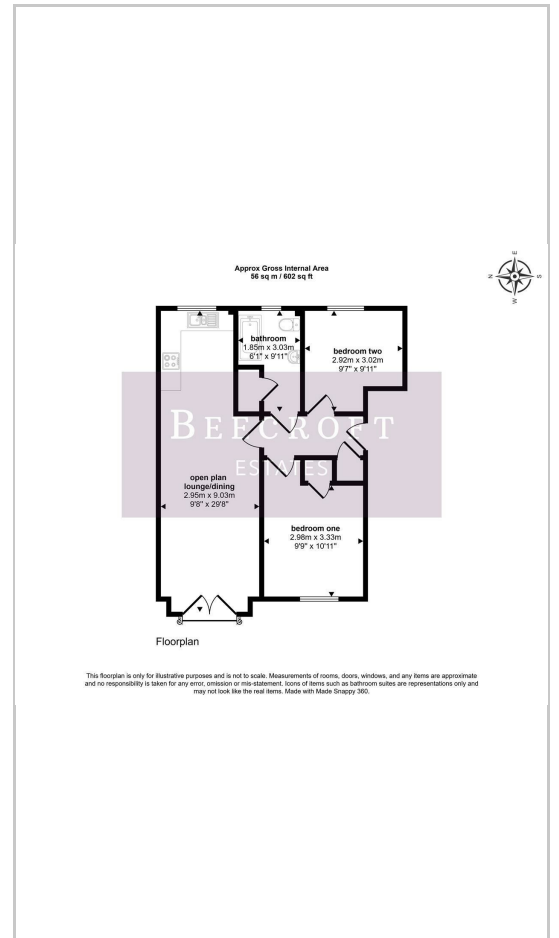


ENTRANCE  
 LOUNGE/DINING/KITCHEN  
 BEDROOM ONE  
 BEDROOM TWO  
 BATHROOM

## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.