

HUNTERS®

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Wentworth Mews, Church Street

Jump, Barnsley, S74 0HZ

Offers In Excess Of £140,000



- THREE DOUBLE BEDROOM TOWNHOUSE
- SPACIOUS LAYOUT
- MODERN FIXTURES AND FITTINGS
- ALLOCATED OFF ROAD PARKING
- GOOD COMMUTER LOCATION
- SOLD WITH TENANT IN SITUE
- NEUTRAL DECOR
- MASTER SUITE WITH DRESSING AREA AND ENSUITE
- CLOSE TO AMENITIES
- COUNCIL TAX BAND B

Tel: 0114 257 8999

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**** SOLD WITH TENANTS IN SITUE ** CALLING ALL INVESTOR **** Nestled on Wentworth Road in the charming area of Jump, Barnsley, this impressive three-storey terraced house presents an excellent opportunity for investors. Currently tenanted under an Assured Periodic Tenancy, this property generates a commendable yield of £10,800 per annum, making it a sound addition to any property portfolio.

The house features three spacious double bedrooms, ensuring ample living space for tenants or future owners. With three well-appointed bathrooms, convenience is at the forefront of this home's design. The interior boasts modern fixtures and fittings, complemented by a neutral decor that appeals to a wide range of tastes.

Outside, the property offers a low-maintenance, fully enclosed garden, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, allocated parking is available, along with access to a residents' car park at the rear, providing ease and security for vehicles.

The location is particularly advantageous, situated close to a variety of amenities, including the popular Cortonwood Retail Park. For those who require easy access to transport links, the M1 motorway is just a short drive away, ensuring that commuting is both convenient and efficient. Furthermore, the area is surrounded by reputable schools, making it an attractive option for families.

In summary, this spacious and well-maintained town house is not only a practical investment but also a delightful home in a thriving community. With its modern features and prime location, it is sure to appeal to discerning buyers and investors alike.

ENTRANCE HALL

Through a composite glazed door leads into a handy hallway, comprising wall mounted radiator and stairs rising to the first floor.

DOWNSTAIRS WC

3'1" x 5'10" (0.95 x 1.79)

A handy addition to any busy household, comprising low flush WC, hand basin, wall mounted radiator, laminate flooring and frosted uPVC window.

KITCHEN

11'10" x 6'0" (3.62 x 1.83)

A contemporary kitchen with an array of dark wood wall and base units providing ample storage space, contrasting dark work surfaces, inset stainless steel sink and drainer with matching mixer tap, integrated electric oven, stainless steel gas hob with stainless steel extractor above, space for a tall fridge/freezer, under counter space and plumbing for a washing machine, housed boiler, wall mounted radiator and uPVC window.

LIVING ROOM

18'5" x 13'1" (5.62 x 4.01)

A large living space, hosting two wall mounted radiators, aerial point, telephone point and uPVC French doors opening out onto the garden, creating a great social space, especially in the summer months.

BEDROOM 2

13'1" x 10'1" (4.01 x 3.09)

A good sized double bedroom boasting two uPVC windows and wall mounted radiator.

BEDROOM 3

13'1" x 8'2" (4.01 x 2.49)

A third double, hosting two uPVC windows and wall mounted radiator.

BATHROOM

8'3" x 6'0" (2.53 x 1.83)

A generously sized, modern family bathroom, tiled in serene natural tones, comprising bath, white pedestal sink, low flush WC, wall mounted radiator, inset spots and extractor fan.

BEDROOM 1

17'2" x 13'1" (5.25 x 4.01)

An impressive master suite on the top floor, hosting a built in storage cupboard, wall mounted radiator, telephone point and uPVC dormer window. Door leads into the dressing area/ensuite.

DRESSING ROOM

6'0" x 6'5" (1.83 x 1.98)

The perfect spot for wardrobes, rails or a vanity station, comprising Velux window, inset spots and opening out into the ensuite shower room.

ENSUITE

7'1" x 6'5" (2.18 x 1.98)

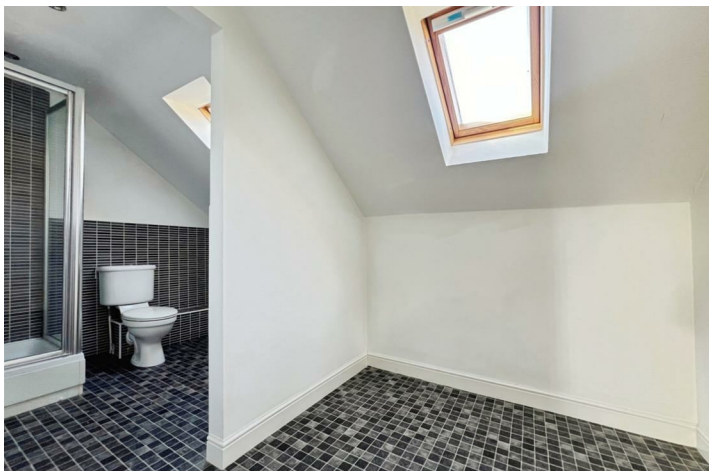
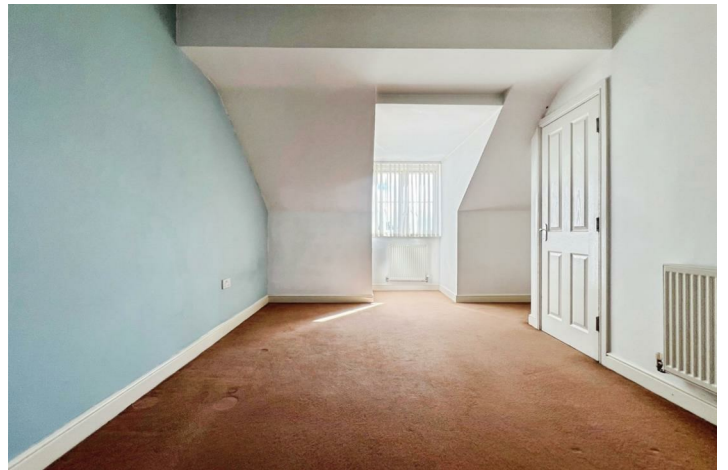
A contemporary, monochrome shower room comprising glass shower cubicle, low flush WC, white pedestal sink, inset spots, wall mounted radiator, extractor fan and Velux window.

EXTERIOR

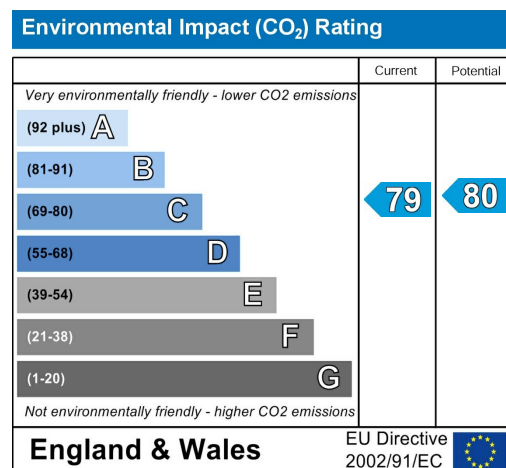
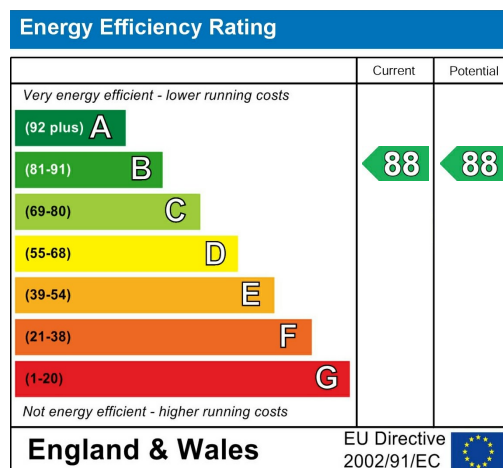
Allocated off road parking can be found in a residents car park at the rear of the property. To the rear is also a fully enclosed, low maintenance garden, with outbuilding providing outdoor storage, paved patio area, perfect for sitting out in the summer months and then mainly laid to lawn.

Floorplan





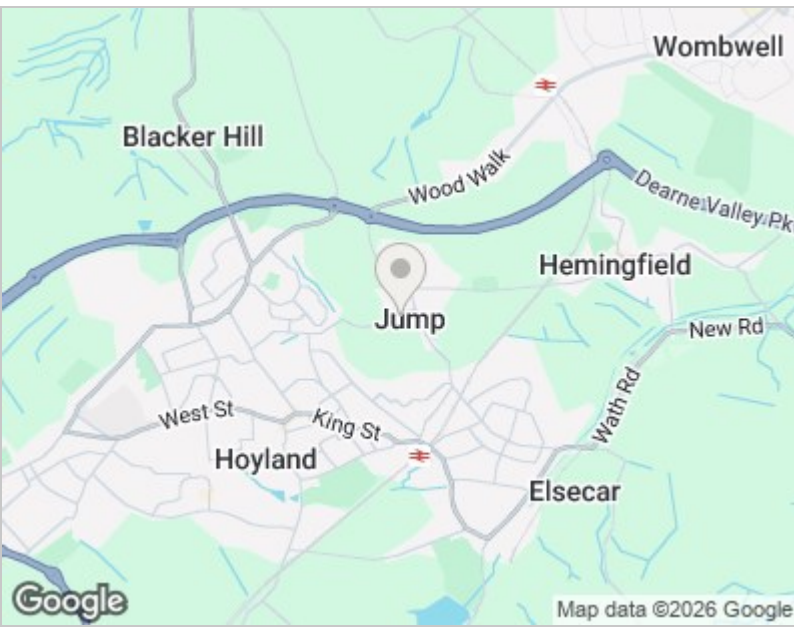
Energy Efficiency Graph



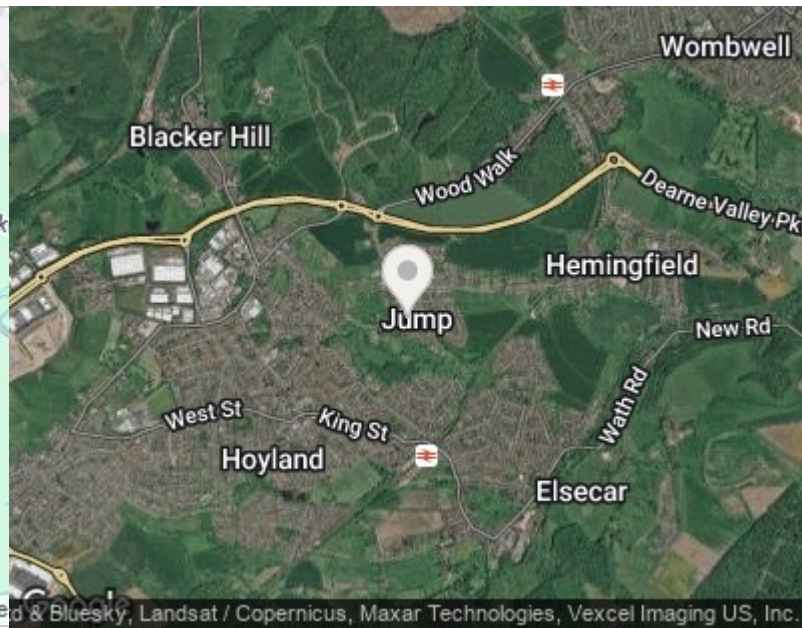
Viewing

Please contact our Hunters Chapeltown Lettings Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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