

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

School Street, Cudworth,
Barnsley, S72 8TZ

229457267





PROPERTY DESCRIPTION

Our latest listing is in School Street, Cudworth, Barnsley, S72 8TZ

Rent currently agreed with tenant of **£745** per calendar month which calculates to a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£784** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



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Barnsley, S72 8TZ

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Property Key Features

2 Bedroom

2 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £745

Market Rent: £784

Lounge



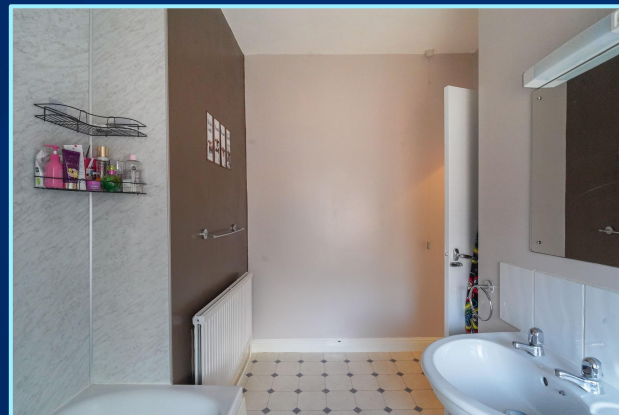
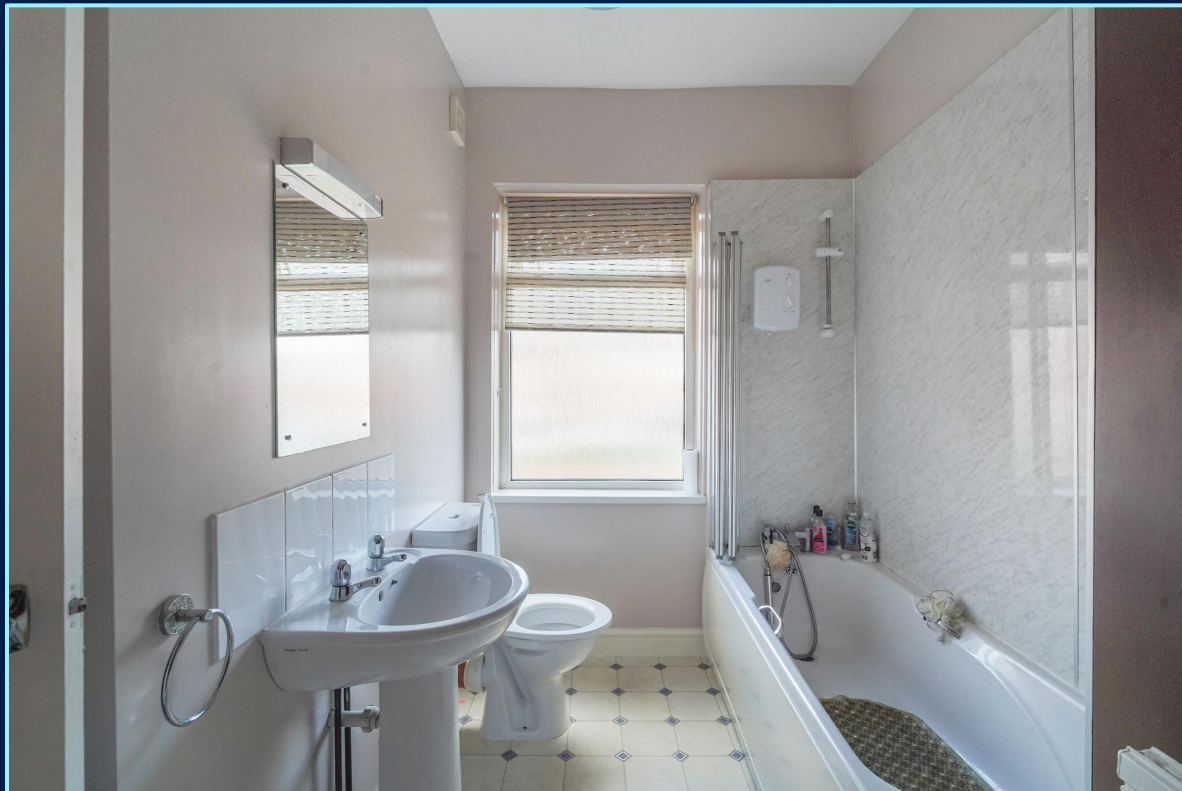
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£154,000

10% Deposit (£5,000 Minimum) **£15,400**

Buyers Premium **£6,000**

Paid On Accepted Bid **£21,400**

Purchase Balance **£138,600**

SDLT Charge **£8,280**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£147,880**

Your total all in costs would be ~£147,880 after taxes and fees based on a purchase price of £154,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £150,000.



£150,000

2 bedroom semi-detached house for sale

Thrupton Close, Cudworth, Barnsley, S72 8NB

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 May 2026 to 31 Aug 2026 (117 days) by NestledIn, Barnsley

+ Add to report



£150,000

2 bedroom end of terrace house for sale

School Street, Cudworth, Barnsley

NO LONGER ADVERTISED

Marketed from 2 Sep 2026 to 30 Sep 2026 (27 days) by Hunters, Barnsley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

2 bedroom town house

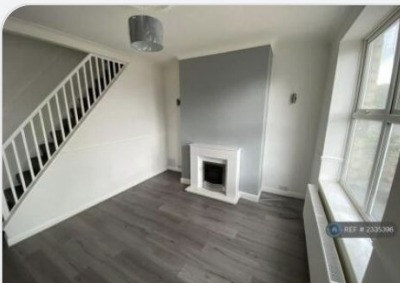
[+ Add to report](#)

Bellcross Gardens, Cudworth, Barnsley, S72

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Nov 2025 to 24 Feb 2026 (94 days) by Armitage Sorby, Barnsley



£820 pcm

2 bedroom end of terrace house

[+ Add to report](#)

Saville Street, Cudworth, Barnsley, S72

NO LONGER ADVERTISED

Marketed from 30 Dec 2024 to 7 Jan 2025 (7 days) by OpenRent, London



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PROPERTY ID: 229457267

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.