



8 Vaughan Terrace, Great Houghton, Barnsley, S72 0AG

Offers Over £110,000

Investment Opportunity – Two-Bedroom Terrace, Great Houghton, Barnsley

An excellent opportunity to acquire a well-positioned two-bedroom terraced property in the sought-after village of Great Houghton, offered with vacant possession and available either as an individual purchase or as part of a larger five-property investment portfolio.

Previously operated as a successful rental property, this terrace presents an attractive proposition for both owner-occupiers and investors seeking immediate letting potential or value-add opportunities. The property offers well-proportioned accommodation comprising two bedrooms, reception space, kitchen, and bathroom, with scope for cosmetic improvement or repositioning to maximise future returns.

All five properties within the portfolio are being sold with vacant possession, providing flexibility for refurbishment, re-letting, resale, or redevelopment strategies. The portfolio also benefits from further development potential (subject to the necessary planning permissions), offering significant upside for developers and investors looking to enhance capital value and rental yield.

Entrance

Lounge 13'1" x 12'9" (4.01 x 3.90)

Having a window and a radiator.

Dining room 13'1" x 8'3" (4.01 x 2.52)

Having a radiator.

Kitchen 8'9" x 8'3" (2.67 x 2.52)

Having a double glazed window and a radiator, wall and base units and a sink units and a door to the rear elevation.

First Floor Landing

Bedroom One 13'1" x 13'1" (4.01 x 4.00)

Having a double glazed window and a radiator.

Bedroom Two 11'1" x 4'11" (3.38 x 1.5)

Having a window and a radiator.

Bathroom

Having a panelled bath, low flush w.c, hand wash basin, a window and a radiator.

Outside

Having a yard to rear.

Material Information

Council Tax Band A

Tenure Freehold

Property Type 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.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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. <https://check-for-flooding.service.gov.uk/find-location>

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.

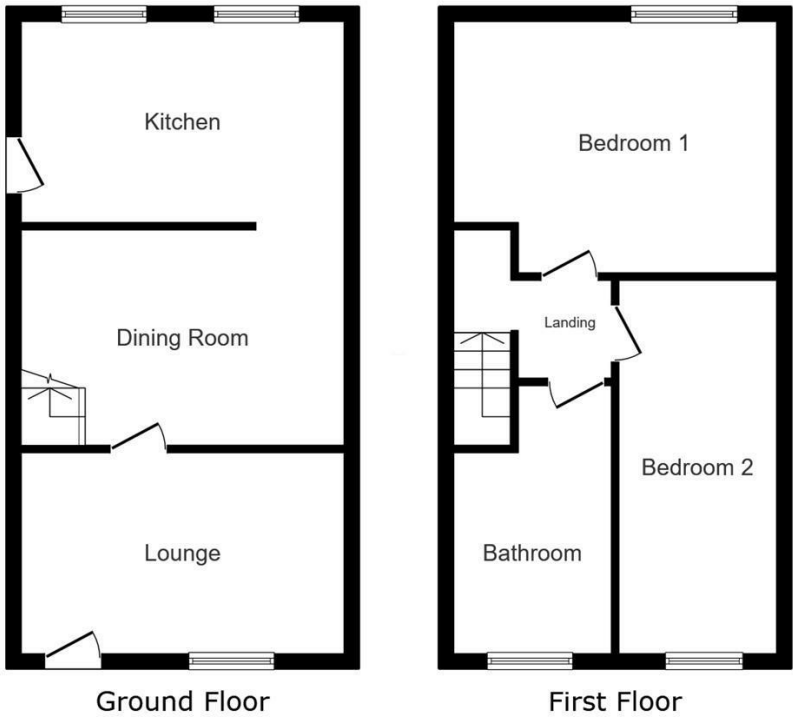
<https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES

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.

Floor Plan



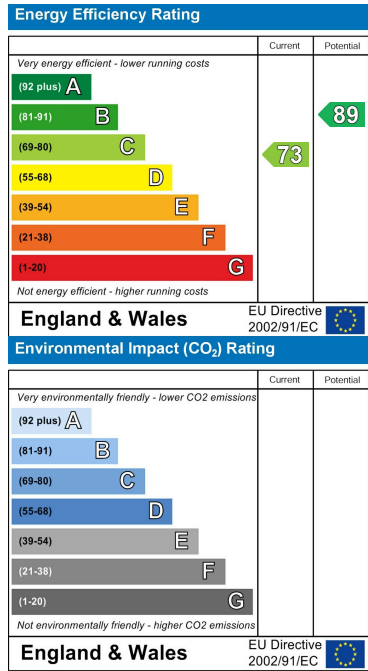
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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