

LET PROPERTY PACK

INVESTMENT INFORMATION

School Street, Barnsley, S73

227486169

 www.letproperty.co.uk





Property Description

Our latest listing is in School Street, Barnsley, S73

Get instant cash flow of **£481** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£638** which would provide the investor a Gross Yield of **7.7%** if the rent was increased to 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.

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



School Street, Barnsley,
S73

227486169



Property Key Features

2 bedrooms

1 bathroom

Spacious Room

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £481

Market Rent: £638

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £100,000.

ASSUMED PURCHASE PRICE

£ 100,000

SDLT Charge £5,000

Legal Fees £1,000

Total Investment £106,000

Projected Investment Return



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £481 per calendar month but the potential market rent is

£ 638

Returns Based on Rental Income	£481	£638
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£48.10	£63.80
Total Monthly Costs	£63.10	£78.80
Monthly Net Income	£417.90	£559.20
Annual Net Income	£5,014.80	£6,710.40
Net Return	4.73%	6.33%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income Adjusted To **£5,434**

Net Return **5.13%**

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 £130,000.



2 bedroom terraced house for sale

[+ Add to report](#)

Barnsley Road, Darfield, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 31 Oct 2023 to 26 Apr 2024 (177 days) by Beecroft Estates, Barnsley

£130,000



2 bedroom semi-detached house for sale

[+ Add to report](#)

Edward Street, Darfield, Barnsley, S73 9LH

NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 12 May 2026 (40 days) by NestledIn, Barnsley

£120,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom end of terrace house

[+ Add to report](#)

Victoria Street, Darfield, Barnsley, South Yorkshire, S73

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2026 to 16 Feb 2026 (6 days) by YOUR MOVE Furness-Lyman Lettings, Wombwell

£700 pcm



2 bedroom terraced house

[+ Add to report](#)

Edward Street, Darfield, Barnsley, S73

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Sep 2025 to 18 Nov 2025 (52 days) by Whitegates, Barnsley

£695 pcm

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



School Street, Barnsley, S73

PROPERTY ID: 227486169

Interested in this
property investment?

Call us on
0141 478 0985

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



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