



Asking Price £90,000

TENURE : FREEHOLD

Elm Row, Hoyle Mill, S71 1HR

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

**Neutrally DecoratOnly for
sale with a tenant in Situed**

**Current Rental Income of
£650 Per Calendar Month**

**Approximate Gross Rental
Yield of 8%**

**Refurbished Two-Bedroom
Terraced Property**

Modern Fitted Kitchen

Ground Floor Bathroom

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349


**MoveNow
Properties**

Website:

MoveNowProperties are delighted to present this recently refurbished two-bedroom terraced property in Hoyle Mill, Barnsley, offering an excellent opportunity for investors seeking a ready-to-let property with an established rental income.

Refurbished throughout, the property benefits from a newly fitted kitchen, modern accommodation, neutral décor and new carpets, making it an appealing addition to any rental portfolio.

Sold with a tenant in situ paying £650 per calendar month, the property generates an annual rental income of £7,800, equating to an approximate gross rental yield of 8%. With a tenant already in place, investors can benefit from rental income from completion, subject to the terms of the existing tenancy.

An attractive opportunity for both established landlords looking to expand their portfolio and first-time property investors seeking a refurbished buy-to-let investment in Barnsley.

Living Room

Measurements: 17'5" x 13'11" (5.30m x 4.23m)

A spacious and neutrally decorated living room featuring new carpeting, a gas central heating radiator and a large double-glazed window overlooking the front of the property, allowing plenty of natural light into the room.

Kitchen

Measurements: 10'8" x 7'2" (3.24m x 2.19m)

A newly fitted modern kitchen comprising a range of wall and base units with complementary work surfaces. The kitchen benefits from a recessed stainless-steel sink with chrome mixer tap, an integrated fridge freezer, space for a washing machine and a double-glazed window overlooking the rear of the property.

Bathroom

Measurements: 6'8" x 6'0" (2.04m x 1.83m)

The ground floor bathroom comprises a low-flush WC, pedestal wash hand basin and bath. The room is neutrally decorated with tasteful tiling and benefits from a heated towel rail and a frosted double-glazed window to the rear.

Bedroom One

Measurements: 13'11" x 9'5" (4.23m x 2.88m)

A spacious double bedroom, neutrally decorated and finished with new carpeting. The room also benefits from a gas central heating radiator and a large double-glazed window overlooking the front of the property.

Bedroom Two

Measurements: 9'3" x 7'5" (2.81m x 2.26m)

A second bedroom offering flexibility for a single bedroom, guest room or home office. The room includes a useful storage cupboard, a gas central heating radiator and a large double-glazed window overlooking the rear of the property.

Outside

The property benefits from a rear garden, providing useful outdoor space for the occupants.

Location

Situated in Hoyle Mill, Barnsley, the property is conveniently located for access to Barnsley town centre, offering a range of shops, supermarkets, leisure facilities and everyday amenities. The area also benefits from local schools, public transport links and road connections, making it a practical location for residents and commuters.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349



Website:

Investment Opportunity

Currently let at £650 per calendar month, the property generates an annual rental income of £7,800, with an approximate gross rental yield of 8%. With refurbishment already completed and a tenant in situ, this property represents an attractive opportunity for landlords seeking to add an income-producing asset to their portfolio.

EPC Rating: D

Please contact us for further details of the full EPC

Tenure: Freehold

Council Tax Band A

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

Broadband connection All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

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.

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.

We advise all clients to discuss the above points with a conveyancing solicitor.

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

Viewings

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Agents Note

- 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.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website:



DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

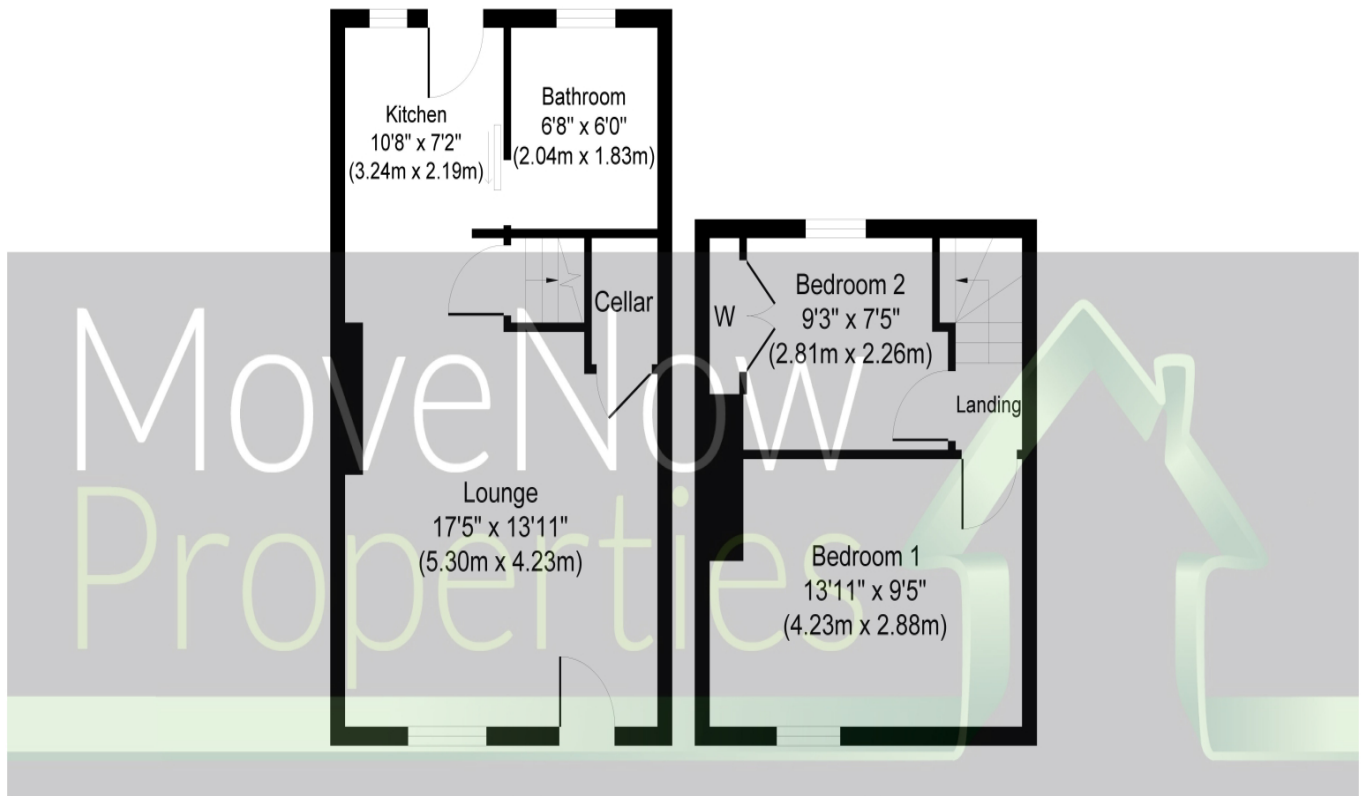
01924 249349

Website:



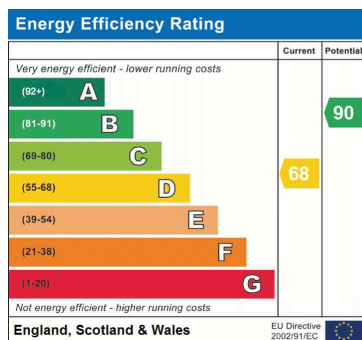


Website:



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com



Address: Hoyle Mill, S71 1HR

Website: