

Churchills

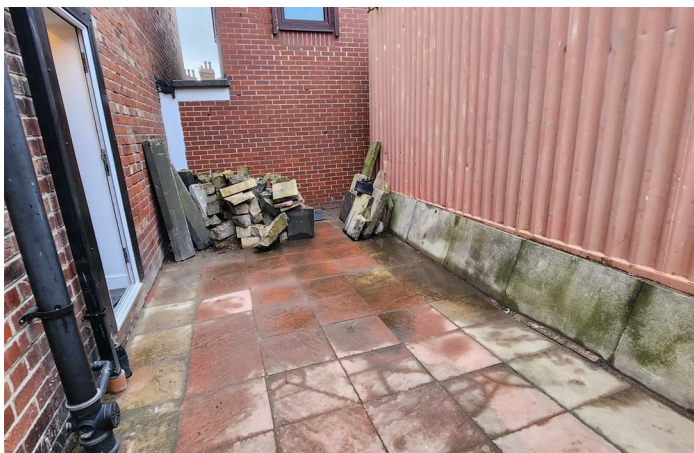
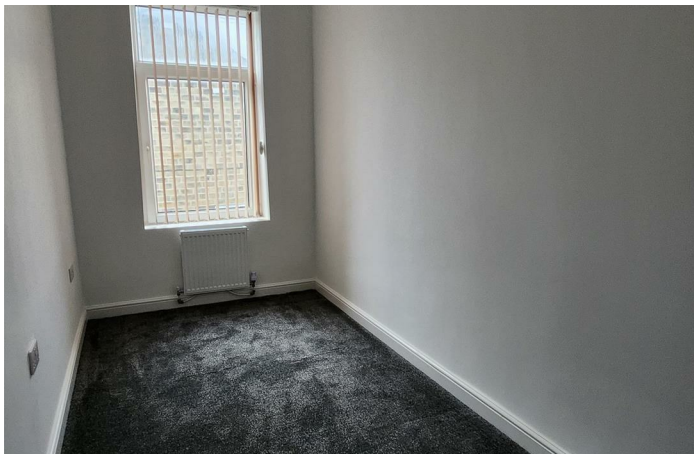
Agnes Road

Barnsley S70 1NH

- ANNUAL RENTAL INCOME £13000
 - RENOVATED THROUGHOUT
 - FIRST FLOOR TWO BED FLAT
- GAS & ELECTRIC CERTIFICATES
 - EPC RATING D
- EXISTING TENANTS
- GROUND FLOOR STUDIO
 - MODERN LIVING
- CLOSE TO BARNSELEY CENTRE

Asking Price £147,000 Freehold





**** TWO APARTMENTS - INVESTMENT OPPORTUNITY ****

A great investment opportunity for a recently renovated building split into two separate apartments, both of which are occupied by reliable tenants, generating an impressive annual income of over £13,000. This makes it an ideal choice for investors seeking a property that promises both immediate returns and long-term value.

Conveniently located near Barnsley centre, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links. This prime location not only enhances the appeal of the property but also ensures a steady demand for rental accommodation.

In summary, this building is a well-maintained and lucrative investment opportunity, perfect for those looking to expand their property portfolio in a thriving area. With its modern renovations and strategic location, it is sure to attract interest immediate attention.

All certificates and Building Regulations are available, there is one Title Deed for 8a/8b and will be split from a piece of land on completion. The land has expired outlined planning permission for two properties, but is NOT for sale at the moment. The first floor flat has a flying freehold over the shop below under a different Title Deed and owner.

GROUND FLOOR STUDIO

LOUNGE / BEDROOM ONE

14'2" * 12'7"

Black glazed composite door and uPVC double glazed window to front elevation. Central heating radiator. Access to all rooms.

KITCHEN

8'11" * 7'0"

uPVC double glazed window to the rear elevation. A range of modern white wall and base units with black worktops and white tiles. Built-in cooking facilities comprise of black ceramic electric hob and oven with stainless steel extractor hood over. Space and plumbing for washing machine and further appliance. Central heating radiator and Combi boiler to one wall.

BATHROOM

8'3" * 8'1"

uPVC double glazed window to the front elevation. Modern white suite comprising of bath with direct feed shower over, glass shower screen, vanity unit sink and wc. Chrome towel radiator.

CELLAR

Tanked and dry, light, power and electric utility meters for both flats.

FIRST FLOOR APARTMENT

ENTRANCE LOBBY / STAIRS

Black glazed composite door to entrance lobby and stairs to first floor. Access to all rooms.

LOUNGE

14'1" * 12'5"

uPVC double glazed window to front elevation. Central heating radiator. Through to:

KITCHEN / DINER

13'1" * 6'11"

uPVC double glazed window to the rear elevation. A range of modern white wall and base units with black worktops, breakfast bar and white tiles. Built-in cooking facilities comprise of black ceramic electric hob and oven with stainless steel extractor hood over. Space and plumbing for washing machine and further appliance. Central heating radiator and Combi boiler to one wall.

BEDROOM ONE

15'10" * 11'3"

uPVC double glazed window to side elevation. Central heating radiator.

BEDROOM TWO

12'11" * 5'11"

uPVC double glazed window to front elevation. Central heating radiator.

BATHROOM

8'1" * 8'1"

uPVC double glazed window to the front elevation. Modern white suite comprising of bath with direct feed shower over, glass shower screen, vanity unit sink and wc. Chrome towel radiator.



VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where an EPC is held for this property, it is available for inspection at the branch by appointment. If you require a Valuation or Home Buyers Report, then we are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

ELECTRICITY AND HEATING SUPPLIER

Electricity is supplied by Mains Supplier
Heating is gas and supplied by Mains Supplier

MOBILE COVERAGE

Current mobile coverage for indoors and outdoors is classed as **LIKELY** to be ok according to Ofcom.

BROADBAND

The property broadband speed is excellent with fibre broadband available.





Local Authority Barnsley
Council Tax Band A
EPC Rating D

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.