

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Carlton Road, Barnsley, S71
1UA

224517102





PROPERTY DESCRIPTION

Our latest listing is in Carlton Road, Barnsley, S71 1UA

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£731** which would provide the investor a Gross Yield of **8.0%** 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...



Carlton Road, Barnsley,
S71 1UA

224517102

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £731

Lounge



Initial Outlay



Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

110,000

SDLT Charge	£5,500
Legal Fees	£1,000
Total Investment	£116,500

Projected Investment Return



Our industry leading letting agency can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

731

Returns Based on Rental Income	£550	£731
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£73.10
Total Monthly Costs	£70.00	£88.10
Monthly Net Income	£480.00	£642.90
Annual Net Income	£5,760.00	£7,714.80
Net Return	4.94%	6.62%

Return **Stress Test** Analysis Report



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

Annual Net Income
Adjusted To **£6,253**

Net Return **5.37%**

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 £140,000.



£140,000

3 bedroom flat for sale

Newton Street, Barnsley S70 6DA

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Sep 2025 by Lancasters Property Services, Penistone

+ Add to report



£130,000

3 bedroom flat for sale

Summer Lane, Barnsley

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Oct 2024 to 14 Mar 2025 (154 days) by William H. Brown, 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

3 bedroom apartment

Kensington Road, Barnsley

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Sep 2025 to 14 Nov 2025 (49 days) by Butcher Residential Ltd, Penistone

+ Add to report



£800 pcm

3 bedroom flat

Eldon St North, Barnsley, S71

CURRENTLY ADVERTISED

Marketed from 18 May 2026 by OpenRent, London

+ Add to report

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: **7 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 their solicitor. All information must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted.



Interested in this
property investment?

Call us on
0141 478 0985

Carlton Road, Barnsley, S71 1UA

PROPERTY ID: 224517102

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.