



13 York Street

, Mexborough, S64 9NP

£74,500



Nestled on York Street in the charming town of Mexborough, this delightful mid-terrace house offers a wonderful opportunity for both first-time buyers and investors alike. With its pre-war character, the property boasts a warm and inviting atmosphere that is sure to appeal to many.

The home features a comfortable lounge, perfect for relaxing after a long day. The open-plan kitchen and dining room create a sociable space, ideal for entertaining friends and family. The layout is both practical and inviting, making it easy to enjoy everyday living.

This property comprises two well-proportioned bedrooms, with the bathroom conveniently located off the second bedroom. This arrangement is particularly useful for families or those who may wish to accommodate guests.

Given its location and features, this house is not only a lovely home but also a sound investment opportunity. With a potential rental income of approximately £600 per calendar month, it presents an attractive option for those looking to enter the rental market.



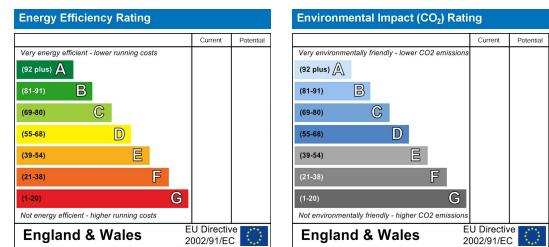
Area Map



Floor Plans



Energy Efficiency Graph



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.