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Leopold Street, Barnsley

£115,000



ATTRACTIVE BUY-TO-LET INVESTMENT – TENANT IN SITU

A ready-made investment opportunity with a reliable, long-term tenant already in occupation, generating £575 PCM. Perfect for investors seeking instant income, minimal setup, and a proven rental history. An excellent opportunity to acquire a property with income already secured.

Located on the tranquil Leopold Street in Barnsley, this charming house presents an excellent opportunity for investors. Boasting three spacious bedrooms, the property is well-kept throughout, ensuring a comfortable living environment.

The house has recently benefited from significant upgrades, including a recently installed boiler, modern worktops, and a new roof, providing peace of mind for future maintenance. The property is situated on a private road, offering a sense of seclusion and security, making it an ideal retreat from the hustle and bustle of everyday life.

For those considering an investment, this property comes with a sitting tenant, making it a hassle-free addition to your portfolio. With its combination of space, condition, and location, this house on Leopold Street is a rare find that should not be missed. Whether you are looking to settle down or expand your investment opportunities, this property is sure to meet your needs.

1-3 Church Street, Barnsley, South Yorks, S70 2AB | 01226 447155
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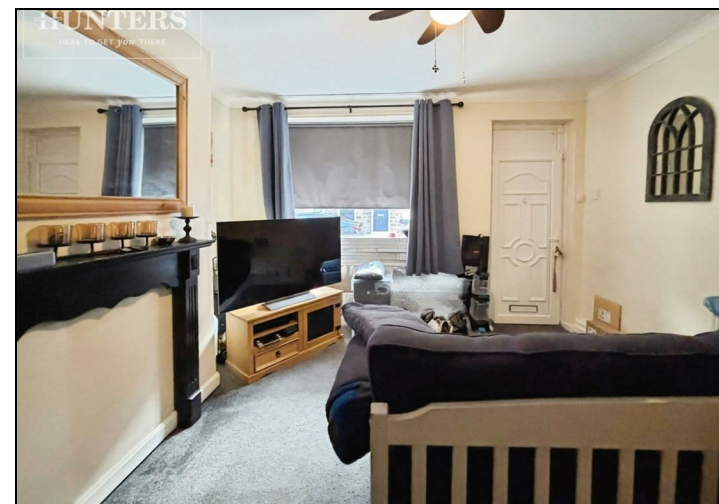


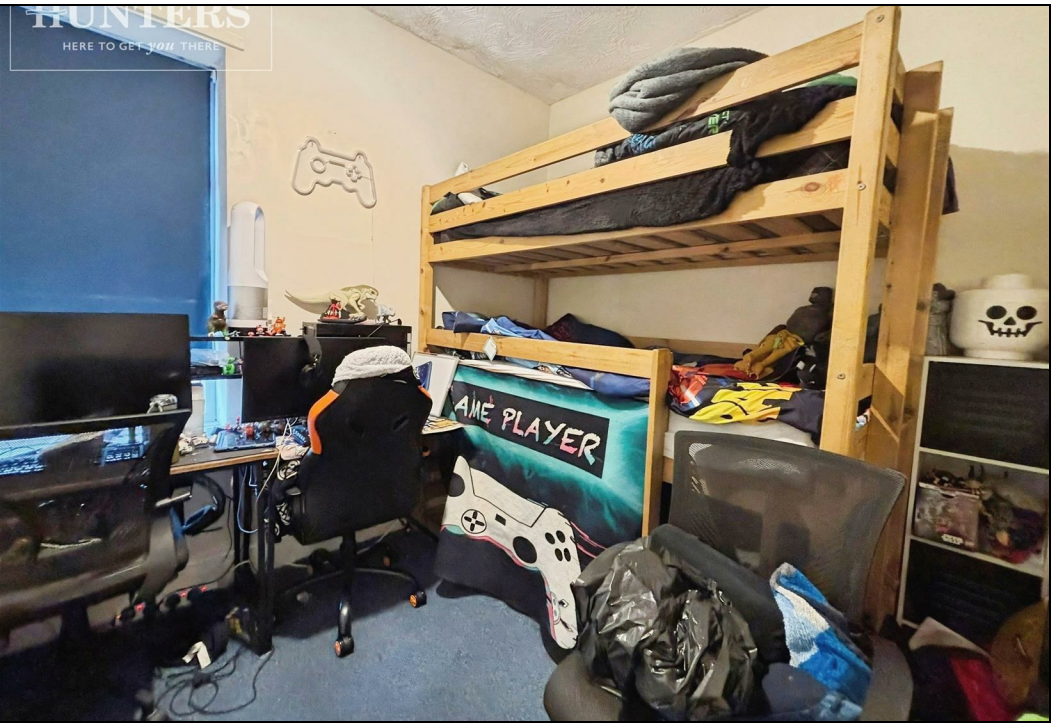
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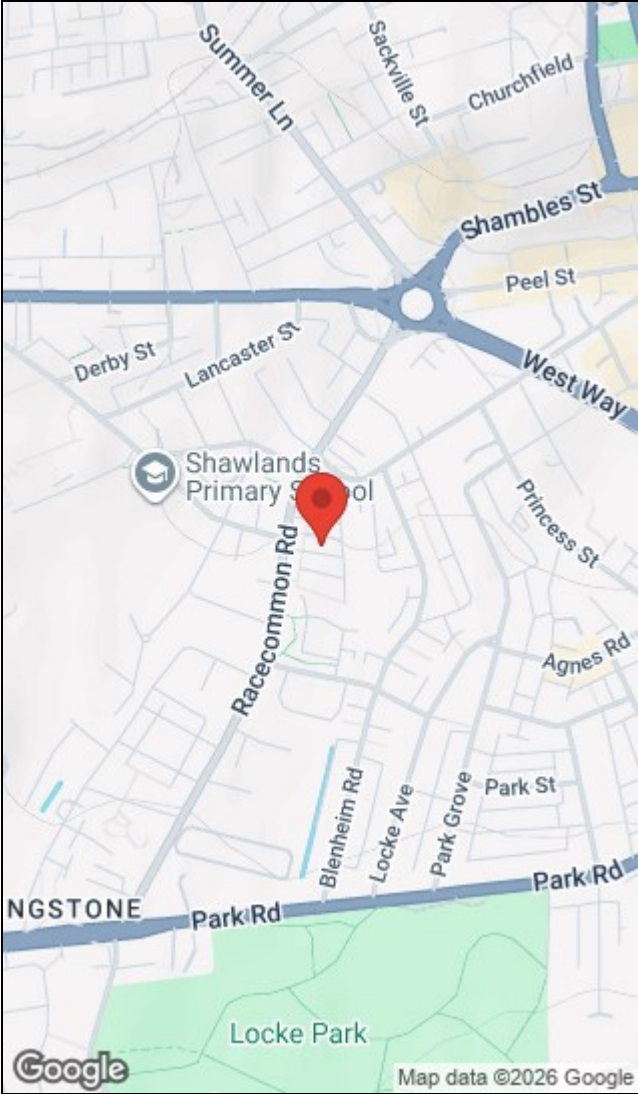
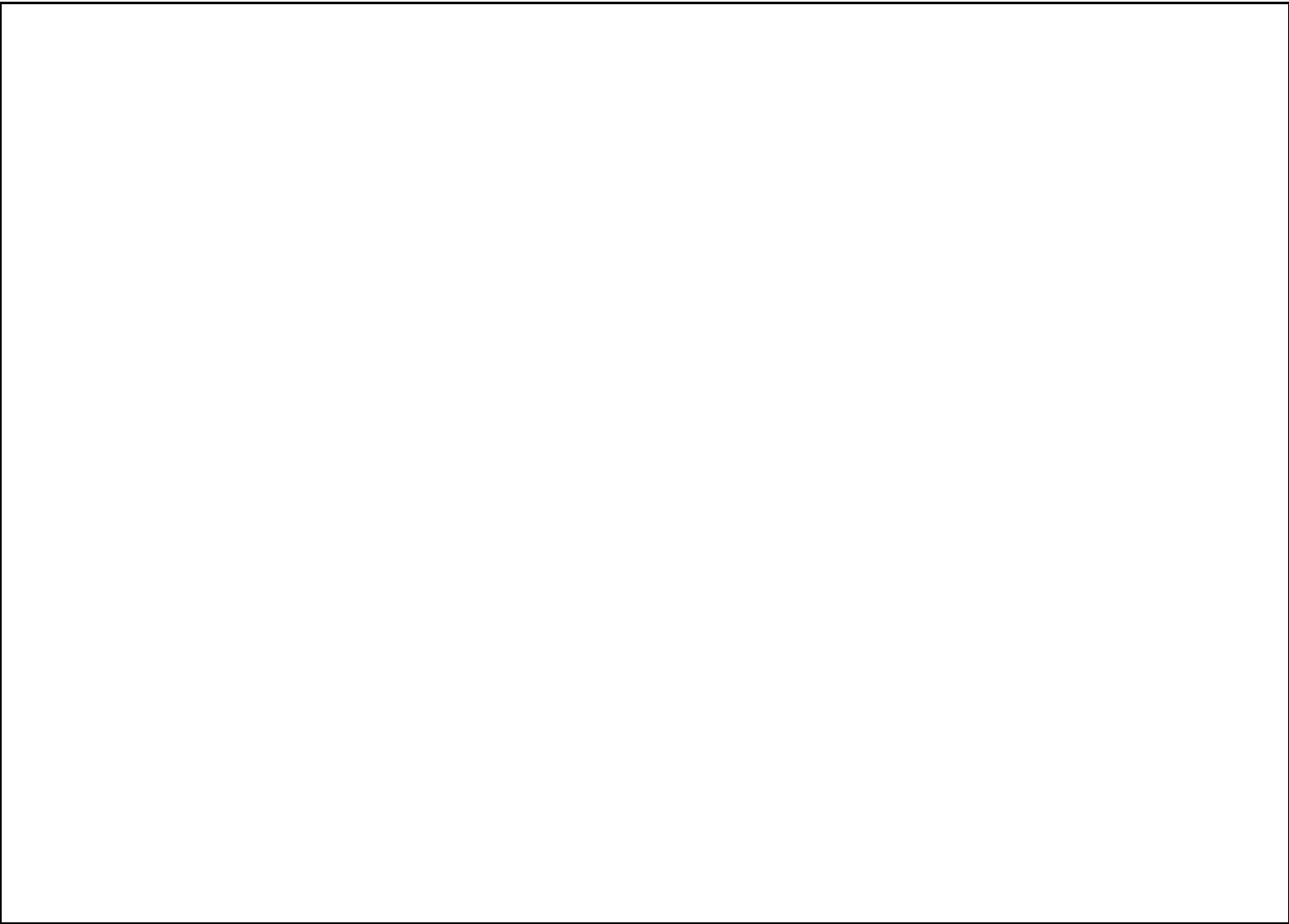


KEY FEATURES

- Three spacious bedrooms
- Long term tenancy in place
- Newley installed boiler, worktops and roof
 - Ideal for investors
 - Close to all amenities
- Well-kept condition throughout
 - Private rear garden







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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