



- **Imposing detached property**
- **Licensed as a house in multi-occupation**
- **Eight flats all currently let**
- **Annual income £27,432 per annum**
- **Potential for 9th letting room**
- **Close to Barnsley College and town centre**
- **Central heating and double glazing**
- **Outstanding investment opportunity**

Ground Floor

Entrance Lobby
 Reception Hallway
 Sitting Room 3.84m x 4.40m
 (potential to convert into 9th letting room)
 Shower Room / WC / Wash Basin plus drying area
 Kitchen 3.84m x 3.79m with a range of units, two sinks and drainers and two central heating boilers
 Front Bedroom One 5.52m x 3.98m with wash basin
 Rear Bedroom Two 4.81m x 3.82m with wash basin

First Floor

With access to the fire escape
 Rear Bedroom Three 4.81m x 3.79m with wash basin
 Rear Bedroom Four 3.81m x 3.88m with wash basin
 Shower Room / WC
 Front Bedroom Five 3.85m x 3.43m with wash basin
 Front Bedroom Six 3.96m x 4.52m with wash basin

Second Floor

With access to the fire escape
 Rear Bedroom Seven 3.83m x 3.86m with wash basin
 Front Bedroom Eight 5.65m x 3.87m with units and sink
 Bathroom / WC

EPC Rating E

The full Energy Performance Certificate is available via our website

Licensed as a House in Multi-Occupation

The property is licensed with Barnsley Metropolitan Borough Council as a house suitable for ten people
 A copy of the Licence (Ref: ML 280) is available for inspection

Additional Information

Landlord's gas safety record and fire equipment certificates are available for inspection

SOLICITORS Howard & Co, 5-7 Regent Street, Barnsley S70 2EG (Ref: Penny Burgess)

VIEWING Limited internal viewing by appointment with the Auctioneers 0114 276 0151

Tenancy Details

The property is let as follows:

Flat 1	Six months from 01.12.2012 at £300 per calendar month
Flat 2	Six months from 01.12.2012 at £281 per calendar month
Flat 3	Six months from 28.08.2013 at £65 per week
Flat 4	Six months from 06.09.2013 at £65 per week
Flat 5	Six months from 01.12.2012 at £65 per week
Flat 6	Six months from 01.12.2012 at £70 per week
Flat 7	Six months from 27.07.2012 at £65 per week
Flat 8	Six months from 01.12.2012 at £300 per calendar month

Total Income: £27,432 per annum