

- **Brick built inner terraced**
- **In need of complete modernisation**
- **Three bedrooms and no bathroom**
- **Two reception rooms and off-shot kitchen**
- **Modern roof covering**
- **Of interest to builders and investors**

**Ground Floor**

Side Entrance Lobby and Cellar Head  
Sitting Room 3.71m x 3.56m  
Dining Room 3.63m x 3.71m with  
floor to ceiling cupboards  
Kitchen 2.42m x 1.81m

**Basement**

Cellar

**First Floor**

Landing  
Front Bedroom One 4.99m x 3.58m  
with under stairs closet

Rear Bedroom Two 3.65m x 3.70m  
with closet

**Second Floor**

Attic Bedroom Three 3.69m x 3.62m  
with Velux window

**Outside**

Rear yard / garden area with outside  
WC

**EPC Rating**

The full Energy Performance  
Certificate is available via our website



**SOLICITORS:** Pennine Law,  
Riversdale, 34 Market Street,  
Hoyland, Barnsley S74 9QR  
(Ref: Nigel Collier)

**VIEWING:** Tuesdays 3 & 17 March  
at 10.30am prompt. Thursdays 5, 12  
& 19 March at 10.30am prompt