

# 1 St Johns Road, Cudworth, Barnsley S72 8BY

**GUIDE PRICE: £45,000**

| RESIDENTIAL INVESTMENT

- **Substantial end terrace**
- **Converted into three flats**
- **Convenient location close to Cudworth shops**

- **Modern roof covering and uPVC double glazing**
- **Previous income £8,060**
- **Two flats currently vacant**

**SOLICITORS** Lupton Fawcett LLP, Velocity House, 3 Solly Street, Sheffield S1 4DE (Ref: Mrs Patricia Carter)

**VIEWING** By appointment with the Auctioneers 0114 276 0151

## Ground Floor

### Flat One

Living Area

Kitchen

Bedroom

Bathroom

(Previously let at £55 per week)

## Second Floor

### Flat Three

Bedsitting Room

Kitchen

Bathroom

(Previously let at £45 per week)

## Outside

Small rear yard

## First Floor

### Flat Two

Living Area

Kitchen

Bedroom

Bathroom

(Currently let at £55 per week)

## Energy Performance Certificate

An EPC has been commissioned but was not available at the time this catalogue went to print. The full certificate will be available to view via our website.

