

7 29 High Street, Grimethorpe, Barnsley, South Yorkshire S72 7LS

GUIDE PRICE £45,000 PLUS*

RESIDENTIAL INVESTMENT

- **Good size 3 bedroom inner terrace house**
- **Long established shorthold tenancy**
- **Let at £420.33 every 4 weeks (£5,464.29 pa)**
- **Gas central heating & uPVC double glazing**
- **Some new carpets & floor coverings including laminate floor to kitchen**
- **Recently refitted bathroom**
- **Car parking to the rear**
- **Convenient location in the centre of Grimethorpe**

Ground Floor

Sitting room 3.78m × 3.93m
Dining kitchen 3.93m × 3.88m
Rear lobby
Bathroom/WC 1.75m × 1.93m

First Floor

Landing
Front bedroom 3.93m × 3.84m
Rear bedroom 4m × 2.97m

Second Floor

Attic bedroom 5.32m × 3.93m

Outside

Forecourt
Rear yard with car parking space

Tenancy Details

The current tenant has been in occupation since 18th November 2013 by way of an Assured Shorthold tenancy at a rent

equivalent to
£420.33 every 4
weeks

EPC Rating D

A full copy of the
EPC will be available
to view via our
website

VIEWING

External inspection
only

SOLICITORS

Howard & Co,
Harewood House
2-4 Victoria Road,
Barnsley S70 2BB

