

**HUNTERS®**

HERE TO GET *you* THERE



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9 Firth Street, Barnsley, S71 1DD

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Asking Price £110,000

ATTRACTIVE BUY-TO-LET INVESTMENT – TENANT IN SITU

A ready-made investment opportunity with a reliable, long-term tenant already in occupation, generating £475 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 in the heart of Barnsley on Firth Street, this charming house presents an excellent opportunity for both homebuyers and investors alike. The property boasts a delightful open kitchen and diner, perfect for entertaining guests or enjoying family meals. With two spacious bedrooms, there is ample room for relaxation and personal space.

The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. Additionally, the presence of sitting tenants makes this property an ideal investment opportunity, allowing for immediate rental income.

Outside, the property features both a front and rear yard, providing outdoor space for gardening, leisure, or simply enjoying the fresh air. This house combines practicality with potential, making it a compelling choice for those looking to invest in the Barnsley area. Don't miss the chance to explore this wonderful property that offers both comfort and opportunity.

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

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

**Reception Room**

11'6" x 14'11"

**Kitchen / Diner**

8'6" x 9'3"

**Bedroom 1**

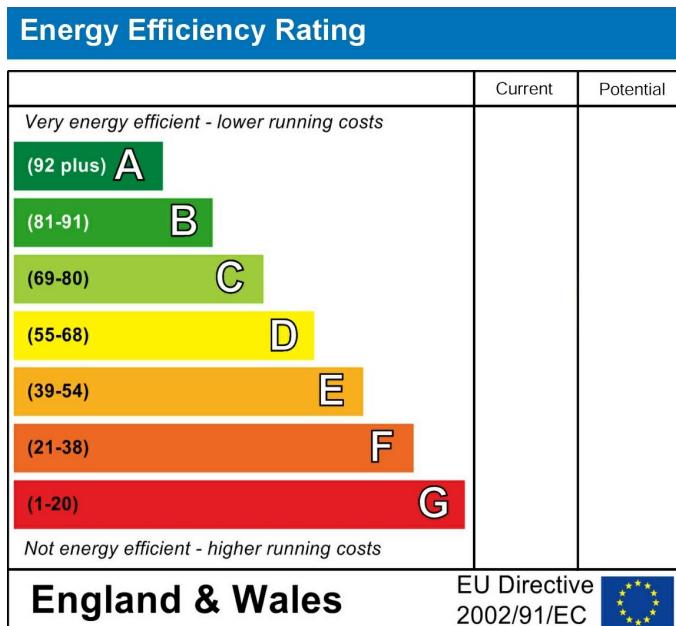
10'8" x 11'8"

**Bedroom 2**

10'11" x 8'2"

**Bathroom**

5'11" x 13'10"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









