



**Middlesex Street
Barnsley
South Yorkshire
S70**

Offers In Excess Of £95,000

bettermove

Middlesex Street Barnsley

Bettermove are proud to present this 2 bedroom semi-detached house in Barnsley. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with on street parking available.

The council tax band is A.

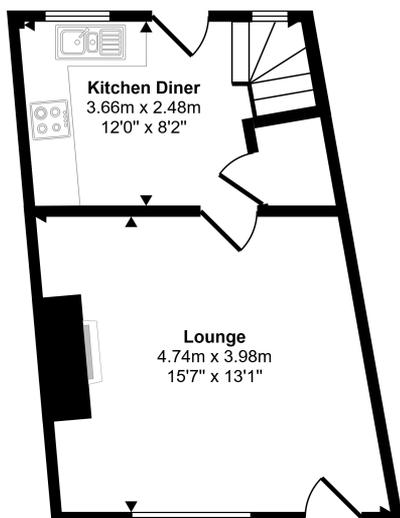
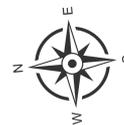
The interior of this beautifully presented property comprises a spacious living and dining area and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of X, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Barnsley train station (0.9 miles), various bus routes and the M1.

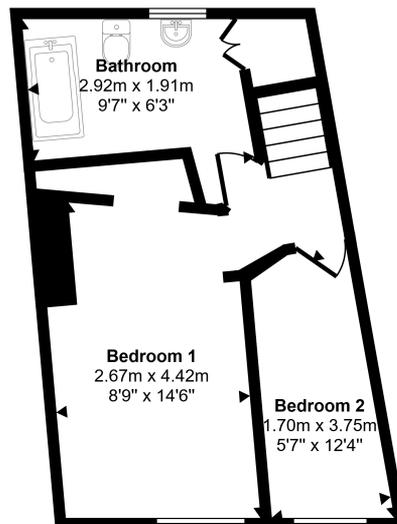
This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Approx Gross Internal Area
55 sq m / 591 sq ft



Ground Floor
Approx 27 sq m / 291 sq ft



First Floor
Approx 28 sq m / 300 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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