

## 2 bed terraced house to buy in

Barnsley Road, South Kirkby, Pontefract,  
West Yorkshire, WF9 3AT

**£55,000** Starting Bid

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

 EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000

Nestled on Barnsley Road in the charming town of Pontefract, this delightful property presents an excellent investment opportunity for discerning buyers. The residence features two bedrooms, making it ideal for small families or professionals seeking a comfortable living space.

The property boasts a welcoming reception room, perfect for relaxation or entertaining guests. The bathroom is conveniently located, ensuring ease of access for all occupants. Currently tenanted, the property generates a steady income of £560 per calendar month, providing immediate financial benefits for the new owner.

This property is being sold at auction with the existing tenant in place, allowing for a seamless transition for those looking to expand their investment portfolio. Pontefract is known for its rich history and vibrant community, making this location not only appealing for tenants but also for future growth potential.

With its attractive rental yield and the convenience of a tenant already in residence, this property is a rare find in today's market. Whether you are an experienced investor or a first-time buyer looking to enter the rental market, this opportunity should not be overlooked.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: None

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas


Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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