



## 2 bed terraced house to buy in

High Street, Goldthorpe, Rotherham,  
Barnsley, S63 9DE

**£55,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Sold via 'Secure Sale'
- ✓ Two-bedroom mid-terrace house
- ✓ Sold with tenant in situ
- ✓ Ideal buy-to-let investment

## Key Information

- ✓ Council Tax: Band A
- ✓ 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

An excellent opportunity for investors to acquire this two-bedroom mid-terrace property in the residential area of Goldthorpe, offered for sale with a tenant in situ and providing immediate rental income.

The accommodation is arranged over two floors and briefly comprises a welcoming lounge to the front, featuring a focal fireplace and ample space for everyday living. To the rear is a generously proportioned kitchen/diner, offering a range of fitted units, worktop space, room for dining furniture and access to the rear of the property.

To the first floor are two bedrooms, including a spacious double bedroom and a second bedroom ideal for a child's room, home office or guest bedroom. The family bathroom is fitted with a three-piece suite comprising bath with shower attachment, wash hand basin and WC.

The property extends to approximately 684 sq.ft (63.5 sq.m) and further benefits from gas central heating, double glazing, useful under-stairs storage in the kitchen and an enclosed rear yard.

Situated within easy reach of local amenities, the property also enjoys excellent transport links via nearby road networks and Goldthorpe railway station, making it an attractive proposition for tenants and commuters alike.

### Accommodation

Lounge – 12'9" x 12'1" (3.88m x 3.69m)

Kitchen/Diner – 12'9" x 12'6" (3.88m x 3.80m)

Bedroom One – 12'9" x 12'1" (3.88m x 3.69m)

Bedroom Two – 15'6" x 6'10" (4.71m x 2.08m)

Bathroom – 9'3" x 5'11" (2.82m x 1.80m)

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Adaptions for accessibility: No

Restrictions: No

Heating: Gas

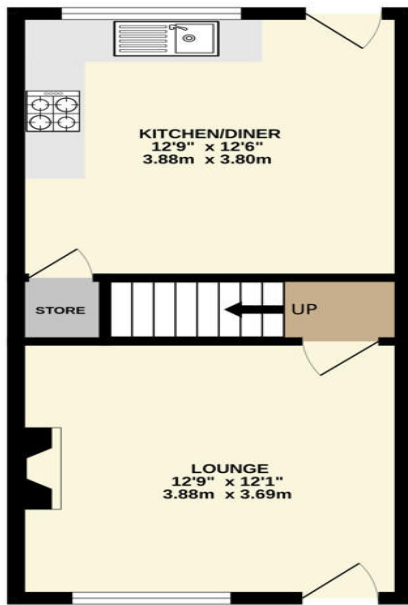
Electric: National Grid

Water: Direct mains water

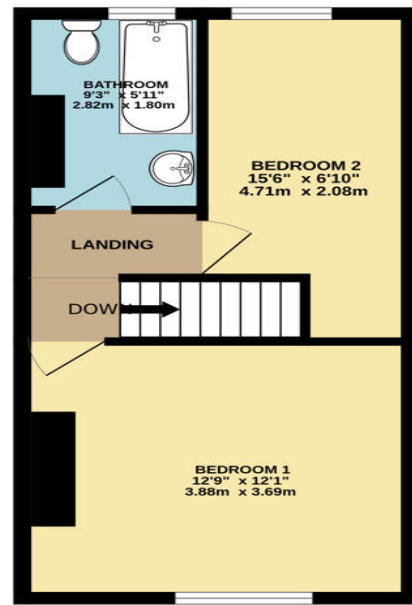
Sewerage: Standard UK domestic

Air conditioning: No

GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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High Street, Goldthorpe, Rotherham, Barnsley, S63 9DE

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

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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