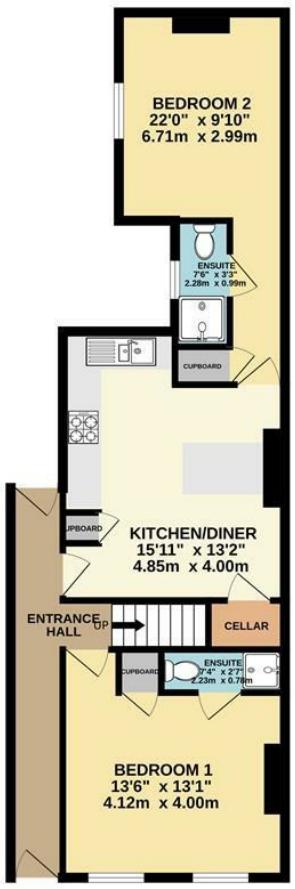
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
645 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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





Bakewell
3 Royal Oak Place
Matlock Street
Bakewell DE45 1HD
T: 01629 700699
E: bakewell@elr.co.uk

Banner Cross
888 Ecclesall Road
Banner Cross
Sheffield S11 8TP
T: 01142 683388
E: bannercross@elr.co.uk

Dore
33 Townhead Road
Sheffield
S17 3GD
T: 0114 2362420
E: dore@elr.co.uk

Hathersage
Main Road, Hathersage
Hope Valley
Derbyshire S32 1BB
T: 01433 651888
E: peakdistrict@elr.co.uk

Rotherham
149 Bawtry Road
Wickersley
Rotherham S66 2BW
T: 01709 917676
E: wickersley@elr.co.uk

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31, Melville Street, Barnsley, S73 8HJ

Offers In The Region Of £200,000

31 Melville Street, Wombwell, Barnsley, S73 8HJ

INVESTMENT PROPERTY FOR SALE
Perfectly situated in a popular residential area of Wombwell close to the abundance of shops and amenities is this 5 en suite bedroomed HMO.
This mid terrace property which is located upon a No Through Road, has been converted into FIVE DOUBLE BEDROOMS all with En-suites.
This excellent shared house has a fully equipped communal kitchen which includes a breakfast bar, an electric hob with double oven, washing machine and an American style fridge freezer.
Boasting full gas central heating and fully double glazed windows and doors, each room has a temperature controlled radiator.
With possibility to further develop the property by converting the loft space into at least one, possibly two further letting rooms (subject to any building and planning reg approvals)
This excellent HMO is fully tenanted and is a fantastic opportunity not to be missed.

Gross monthly income: £2346* (£28,152 Annually)

Approx. Net Yield 8.4%*

Internal viewing highly recommended! Call today to arrange a viewing.

* Based on figures provided to us by the current landlords. These figures will alter depending on price paid for property, increase in rents and other expenses.









