

# Crucible Homes



Stainborough Road  
Barnsley, S75 3NF

Offers In Excess Of  
£470,000

## Overview

8 Bedroom HMO

Currently fully occupied

Three Kitchens

Four Bathrooms

Ample off road parking

Fantastic investment opportunity

Viewing Essential



## Description

**\*\*\*\* ATTENTION ALL INVESTORS \*\*\*\*** This RARE opportunity has arisen to purchase an 8 BEDROOM HMO, in the popular village of Dodworth, Barnsley. Currently sitting at FULL capacity.

This is a fantastic investment opportunity, not to be missed. The property is finished to a high standard, and is VERY well maintained by the current owners. The HMO is fully compliant with regulations, and has a current license. Property specifications include, full CCTV, Double Glazing and Gas central heating. Layout; Entrance lobby, W/C Shower room, bedroom 1, bedroom 2, a fully fitted kitchen, outside store, a staircase leading to the first floor gives access to bedroom 3, bedroom 4, bedroom 5, bedroom 6, a large kitchen / diner , a W/C, shower room and a separate bathroom. To the ground floor accessed via a separate entrance, a large lounge diner, a fully fitted kitchen, a bathroom and bedroom 7 and 8. To the side of the property is ample off road parking, and a fully enclosed low maintenance garden, perfect to enjoy a summers evening. All the rooms are currently occupied with separate tenancy's. Furthermore there is the unique opportunity of having a local property manager available to oversee the business for 'hands off' investors; expanding this purchase to worldwide interests. Adequate opportunities to expand to create further accommodation, including a large parcel of land to the side and a full length high loft space. The property has been recently refurbished to create a modern bright interior. For more information on this HMO call our sales experts today.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

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. 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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**PRS**  
Property Redress Scheme



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