

# Crucible Homes



Monkspring  
Worsbrough, S70 4QX

£130,000



## Overview

No Chain

Tenant In Situ

Rental Income £700pcm

Three Bedrooms

Kitchen/Diner

EPC Rating - D



## Description

**SUMMARY** Being sold with a TENANT in SITU with a current rental income of £700pcm - FANTASTIC opportunity for any investors.

This property is a spacious THREE bedroom semi detached property, which benefits from having a conservatory.

Ideally located close to local amenities including shops, schools, eateries and public houses. Also in good distance to the M1 motorway links and transport links.

Layout of the property consists of; well proportioned lounge, kitchen/diner and conservatory. To the first floor are three bedrooms and bathroom.

Externally is a larger than average mainly laid to lawn garden, with paved area and single detached garage.

**AGENCY NOTE** EPC Rating - D

Council Tax Band - C

LOUNGE 18' 11" x 11' 6" (5.79m x 3.53m)

KITCHEN/DINER 18' 11" x 11' 6" (5.79m x 3.53m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

CONSERVATORY 9' 8" x 9' 6" (2.95m x 2.90m)

#### FIRST FLOOR

BEDROOM ONE 12' 7" x 9' 10" (3.84m x 3.00m)

BEDROOM TWO 12' 7" x 10' 4" (3.84m x 3.17m)

BEDROOM THREE 10' 0" x 6' 11" (3.05m x 2.11m)

BATHROOM 6' 0" x 5' 6" (1.85m x 1.70m)

