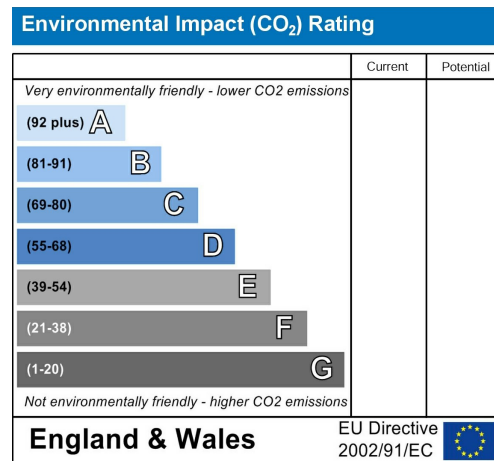
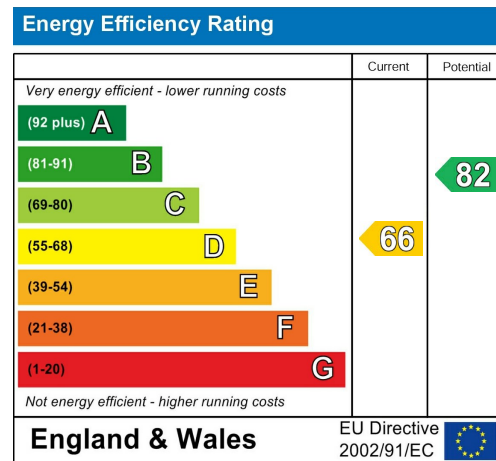


Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Interested in selling with Merryweathers?

**7 Vaughan Terrace, Great Houghton,
Barnsley, S72 0AG**
Guide Price £110,000

Get in touch with your local office today on 01709 311190 or visit our website Merryweathers.co.uk for a free valuation.

Key Points

Investment Opportunity – Two-Bedroom Terrace, Great Houghton, Barnsley

An excellent opportunity to acquire a well-positioned two-bedroom terraced property in the sought-after village of Great Houghton, offered with vacant possession and available either as an individual purchase or as part of a larger five-property investment portfolio.

Previously operated as a successful rental property, this terrace presents an attractive proposition for both owner-occupiers and investors seeking immediate letting potential or value-add opportunities. The property offers well-proportioned accommodation comprising two bedrooms, reception space, kitchen, and bathroom, with scope for cosmetic improvement or repositioning to maximise future returns.

All five properties within the portfolio are being sold with vacant possession, providing flexibility for refurbishment, re-letting, resale, or redevelopment strategies. The portfolio also benefits from further development potential (subject to the necessary planning permissions), offering significant upside for developers and investors looking to enhance capital value and rental yield.

- Two-bedroom terraced property
- Located in Great Houghton, Barnsley
- Vacant possession
- Previously tenanted / proven rental history
- Available individually or as part of a five-property portfolio
- Suitable for investors, developers, or owner-occupiers

About This Property

Entrance

Accessed through double glazed door:

Lounge 14'3" x 12'7" (4.36 x 3.86)

Having a window, a radiator, laminate flooring and a feature fireplace.

Kitchen 14'3" x 12'7" (4.36 x 3.86)

Having a wall and base units with a sink unit, an oven and hob.

Rear Porch 6'5" x 5'9" (1.97 x 1.76)

Having a window to the rear, radiator and a door to the rear.

First Floor Landing

Bedroom One 13'8" x 12'11" (4.18 x 3.94)

Having a window and a radiator.

Bedroom Two 10'10" x 5'8" (3.31 x 1.75)

Having a window and a radiator.

Bathroom

Panelled bath, having a low flush w.c, hand wash basin, a radiator and a window.

Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Terrace

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.