

## Lot 19

97 Barnsley Road, Rotherham,  
S63 6DN

**GUIDE PRICE: £140,000**



**SPACIOUS FREEHOLD END OF TERRACE  
BUILDING ARRANGED AS FOUR SELF-  
CONTAINED FLATS**

This attractive end of terrace building has been subdivided into four self-contained flats that have recently been refurbished and are presented in good decorative order throughout. The properties are let and managed by Rotherham Council currently producing an income of £15,600 pa and the building is being sold with the benefit of this investment income. The property is situated on the south-west side of Barnsley Road (A633). Bus and rail stations are available in Rotherham Centre which is approximately 5 miles to the South.

### ACCOMMODATION & TENANCY DETAILS

Flat	Accommodation
1	1 bed grd floor & lower grd floor 6 mths from 30/11/09 @ £75 pw
2	1 bed grd floor flat 6 mths from 7/11/11 @ £75 pw
3	1 bed first & second floor flat 6 mths from 29/8/11 @ £75 pw
4	1 bed first floor flat 6 mths from 29/8/11 @ £75 pw

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Rotherham Metropolitan Borough Council 01709 382121  
Council Tax Band: A for all flats

### VENDORS SOLICITORS

Mr M Hidvedgy, Jeffries Solicitors  
3rd Floor, Dencora Court, Tylers Avenue  
Southend-on-Sea, Essex SS1 2BB  
01702 332311

### VIEWING TIMES

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN