



## 6 Hill Crest, Skellow , Doncaster, DN6 8LW

Situated on Hill Crest, Skellow, Doncaster, this delightful mid terraced house presents an excellent opportunity for investors looking to get onto the property ladder. The property boasts two well-proportioned bedrooms, making it ideal for small families or those seeking a comfortable living space. The single reception room is inviting and offers a perfect setting for relaxation or entertaining guests.

The house features a conveniently located bathroom. Additionally, the property includes parking for one vehicle, providing ease of access and convenience for residents. A detached storage unit further enhances the functionality of the home, offering ample space for tools, bicycles, or seasonal items.

One of the standout features of this property is its proximity to the A1, making commuting and travel exceptionally straightforward. This advantageous location not only provides quick access to major routes but also places you within easy reach of local amenities and services.

With tenants currently in situ, achieving a rental income of £625pcm. This property represents a fantastic investment opportunity, allowing for immediate rental income without the hassle of finding new occupants. Furthermore, the absence of a chain simplifies the purchasing process, making it an attractive option for those looking to move swiftly.

**Offers over £80,000**

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- TWO BED MID TERRACED HOME
- COMPLETE BATHROOM
- COUNCIL TAX BAND A
- ENCLOSED REAR GARDEN
- CLOSE TO MOTORWAY IDEAL FOR COMMUTERS
- EPC D
- DETACHED STORAGE UNIT
- GAS CH & DG
- TENANT IN SITU PAYING £625 PCM

### FRONT ENTRANCE HALL

#### Lounge

14'7" x 10'8" (4.45 x 3.27)

#### Kitchen / diner

14'9" x 10'8" (4.52 x 3.27)

#### Master bedroom

11'4" x 10'10" (3.46 x 3.31)

#### Bedroom two

8'6" x 10'8" (2.60 x 3.27)

#### Bathroom

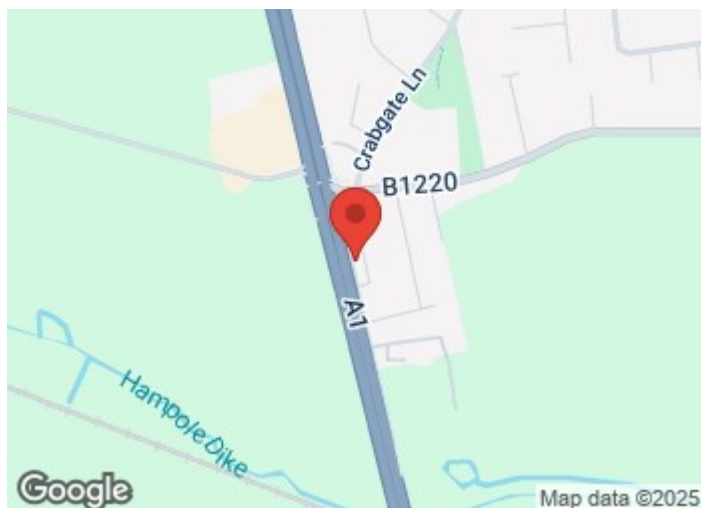
5'8" x 7'6" (1.75 x 2.30)

#### Rear garden

#### Detached storage unit

360 tour -

<https://www.madesnappy.co.uk/tour/1g6db>



### Directions

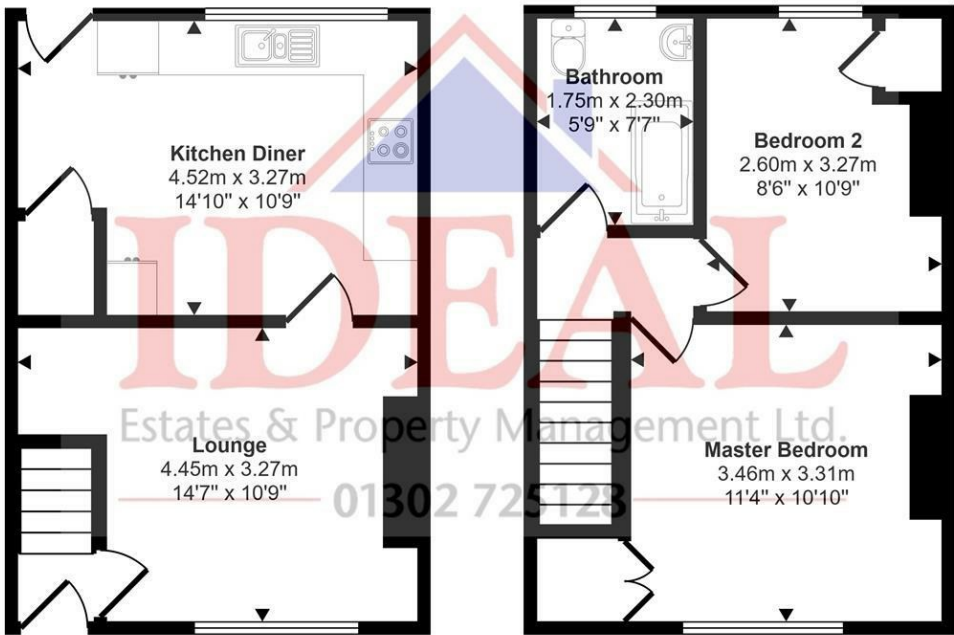
Skellow is a village in the Doncaster district, in the county of South Yorkshire, England. Historically part of the West Riding of Yorkshire, the village is roughly 5 miles (8 km) north-west of Doncaster.[2] The village falls in the Askern Spa Ward of Doncaster MBC. To the north and south is mixed farmland, the A1 runs immediately along the western edge of the village, and to the east Skellow merges with the adjacent village of Carcroft along the B1220 road.





Floor Plan

Approx Gross Internal Area  
60 sq m / 651 sq ft



Ground Floor  
Approx 30 sq m / 325 sq ft

First Floor  
Approx 30 sq m / 326 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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