



**39 And 39a Owston Road, Carcroft, Doncaster, DN6 8DA**

**Residential  
FOR SALE**



- Residential investment
- Ground and First floor flat let on ASTs
- Popular residential area
- Ground floor £5,400 pa
- First floor £7,200 pa
- Total income £12,600

**For Sale £140,000**

**[laura.h@cravenwildsmith.co.uk](mailto:laura.h@cravenwildsmith.co.uk)**



### Location

Located on Owston Road in Carcroft, convenient for the Red House Interchange and the local high street (ASDA, Budgens Iceland).

### Description & Accommodation

The ground floor flat was converted in 2022, and is a 1-bedroom ground floor flat with 1 reception room, wc and kitchen with electric heating.

The 3 bedroom first and second floor flat comprises entrance staircase, lounge, kitchen, bathroom with bath and shower. The property benefits from double glazed windows and gas central heating.

Both flats are separately assessed and in Council Tax band A

### Energy Performance Certificate (EPC)

New EPCS have been instructed.

**An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

### Viewing

**Both properties are tenanted, and therefore viewings will be external only.**

Search online [www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)

### Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>

### Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

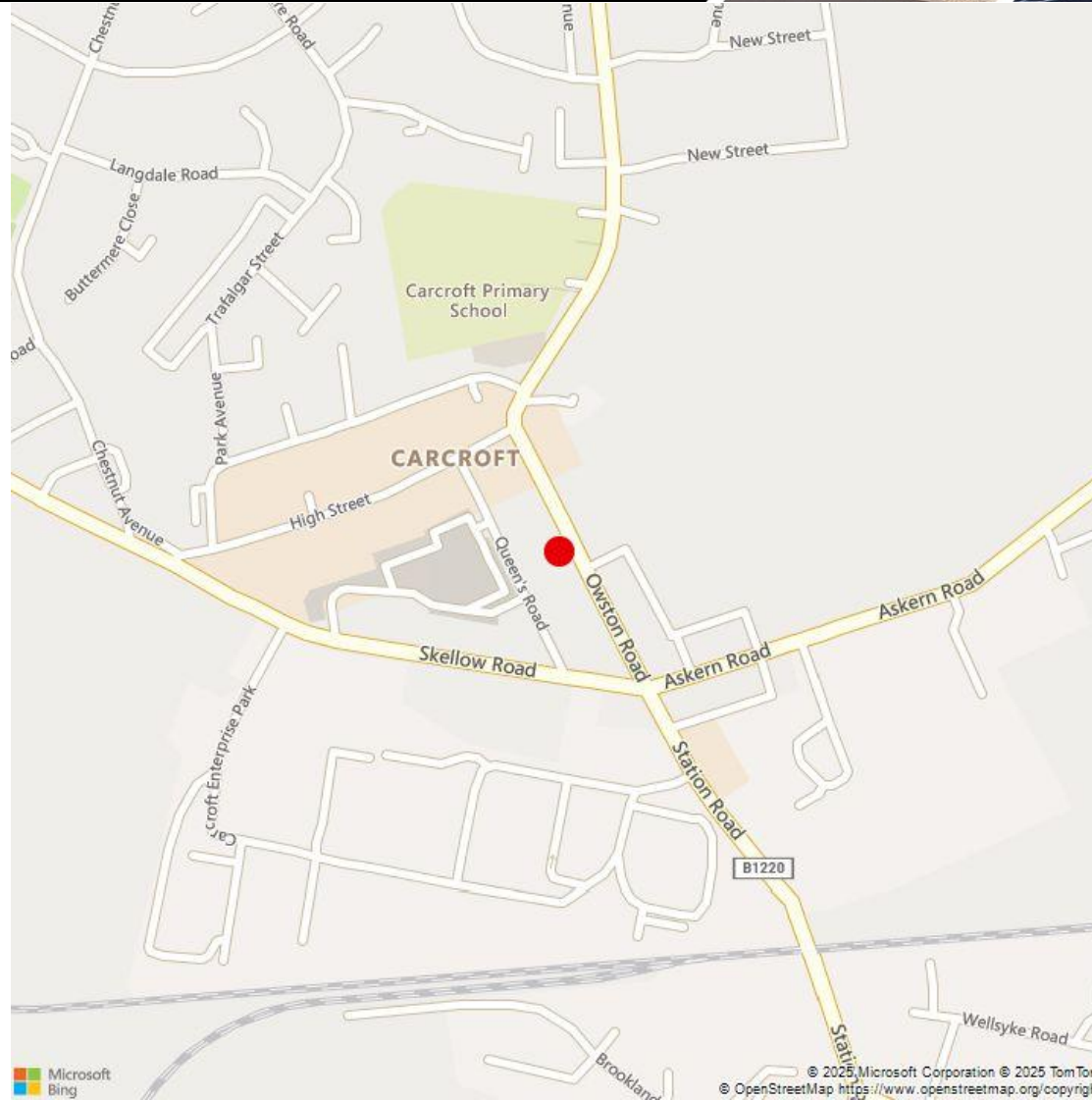


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Residential & Commercial Property Professionals



Regulated by RICS



Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

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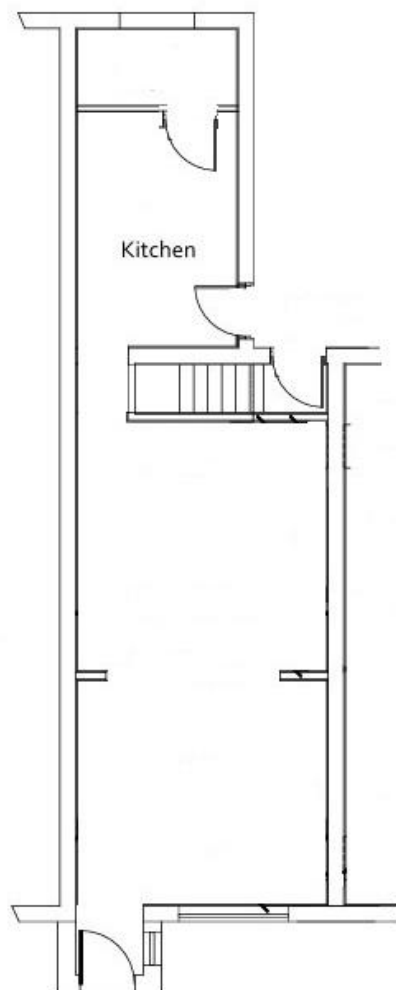


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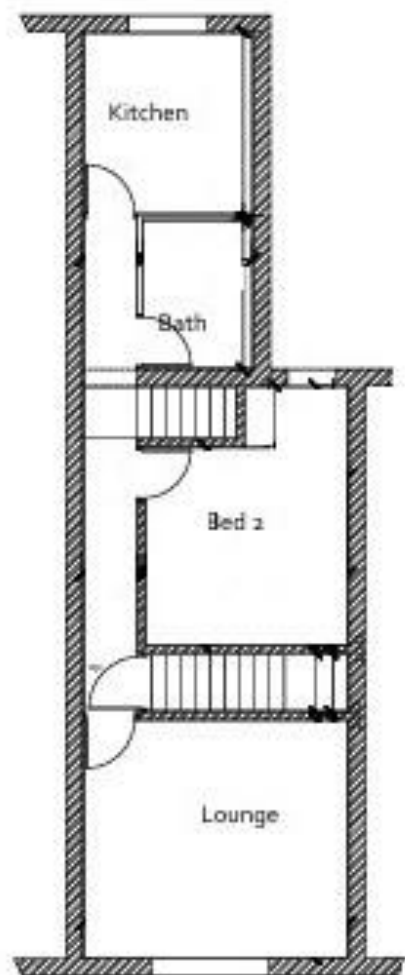
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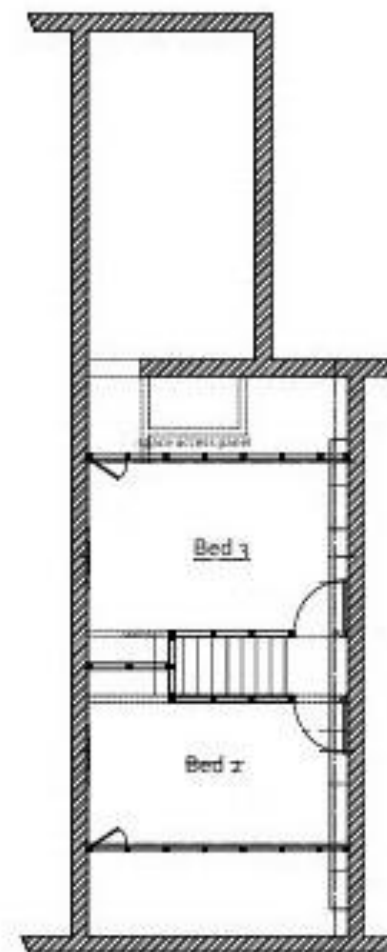
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Ground Floor



First



Second

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**NOTE** These photographs were taken prior to letting

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## HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

**Do you have a property or portfolio to MANAGE?** Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

**Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.**

**Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:**

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
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6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.