



## Stony Close, Stainforth, Doncaster



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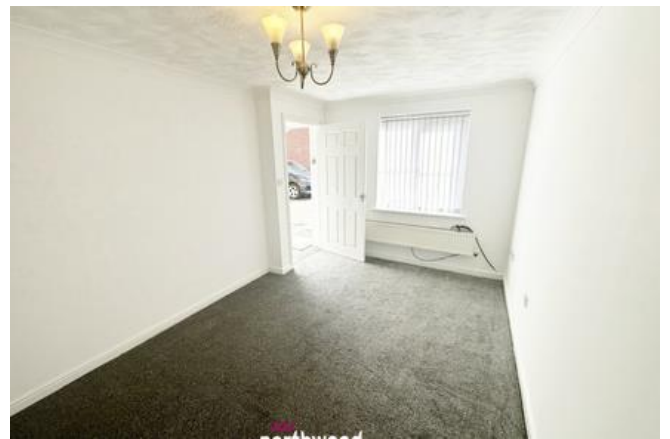
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### OIRO £130,000

- Approx 6.5%
- Attention FTB and Investors
- Modern & Established Estate
- Parking and enclosed Rear Garden with shed
- Outstanding Amenities & Transport
- Bathroom with Shower over the Bath
- Freehold
- EPC rating C



**PERFECT STARTER OR ADD THIS PREMIUM PROPERTY TO YOUR PORTFOLIO!!!**

Modern Two bedroom semi detached house with kitchen/diner on the rear, lovely lounge, downstairs WC and bathroom with a shower over the bath. Parking with enclosed rear garden with shed and patio area. Excellent nearby amenities and transport links.

Approx 9.5% Yield !

Newly decorated throughout! Great nearby walks and fantastic nearby pub on the canal.

Ask yourself this, what else would anyone else want for the money????





## Entrance Hallway

Lounge 4.63m x 2.85m (15'2" x 9'5")

Kitchen/Diner 2.99m x 3.83m (9'10" x 12'7")

Stairs 0m x 0m (0'0" x 0'0")

Bedroom One 2.18m x 3.84m (7'2" x 12'7")

Bedroom Two 2.82m x 3.83m (9'4" x 12'7")

## Bathroom

## Disclaimer

Stony Close Road - Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis.



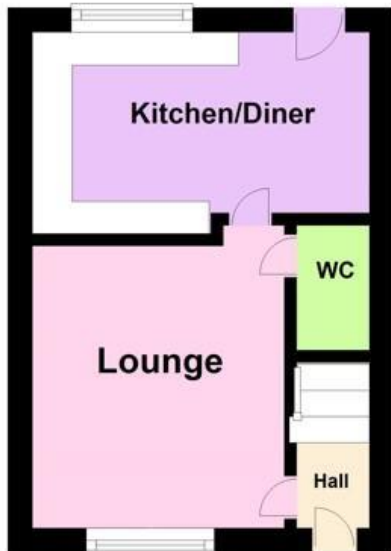








## Ground Floor



## First Floor







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