



## Kenneth Avenue, Stainforth, Doncaster

3

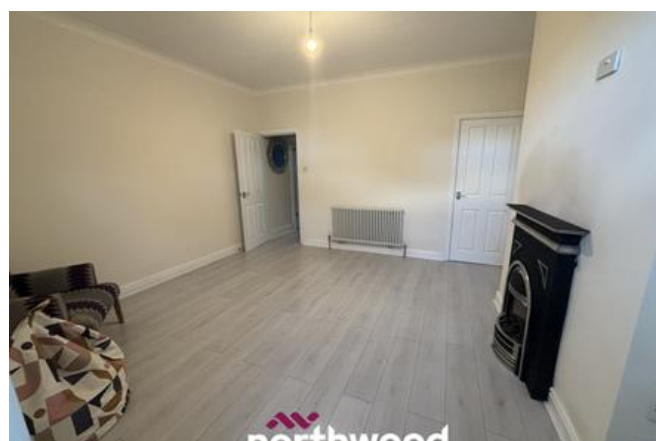
2



2

### Guide price £135,000

- Three Double Bedrooms
- Ensuite Bathroom to top floor
- Two great reception rooms
- NO CHAIN!
- Gorgeous Kitchen & Downstairs Bathroom
- Enclosed rear yard with outbuilding
- Freehold
- EPC rating E



\*\*\* GUIDE PRICE £140,000 - £150,000 \*\*\* This is a whole lot of property for the money, deceptively spacious and arranged over three floors, boasting attractive new shaker style kitchen with integral appliances, downstairs bathroom and further en-suite bathroom to the top floor.

Conveniently located with outstanding transport links and full array of nearby amenities close by make this listing a firm favourite for First Time Buyers and Investors considering adding to their portfolio, with approx 7% Yield. Stainforth has seen massive growth over the last 10 years, and it is continuing to grow at a healthy rate.





In brief this great property comprises of:-

Attractive entrance/hallway, lovely front facing lounge with bay window, great dining room in the middle with fireplace and useful storage cupboard, having plenty of room for table and chairs and extra furniture, you step down into the kitchen which has recently been done with grey shaker style wall and base units, plenty of cupboards, coordinating worktops and integrated appliances. There is rear access door leading out to the garden and off the kitchen is a downstairs bathroom with three piece suite including a lovely bath to soak your worries away.

Up the stairs to the first floor there are two double bedrooms both with built in wardrobes and finally on the third floor there is a another double room with luxurious en-suite bathroom with walk in shower cubicle.

On road parking to the front and having a small front attractive garden, to the rear, this has been paved for ease of maintenance, has outside tap and lighting, has a side access gate and is fully enclosed, kid and pet friendly with a decent sized outbuilding for extra storage.



Entrance/Hallway

Lounge 4m x 3.63m (13'1" x 11'11")

Dining Room 3.92m x 4.29m (12'11" x 14'1")

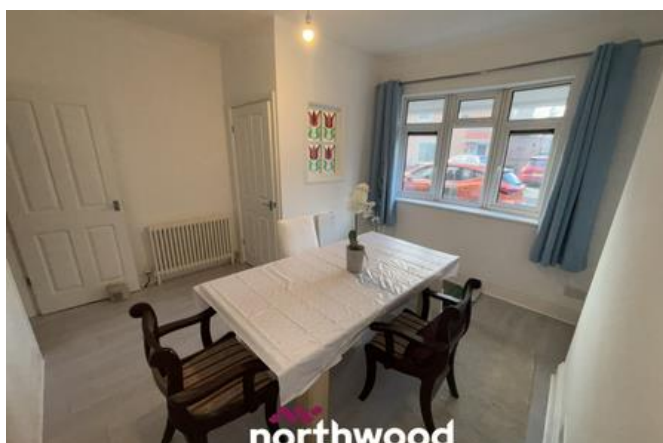
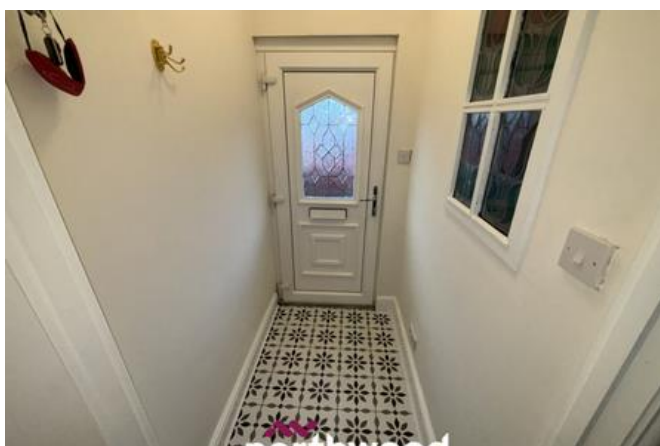
Kitchen 4.45m x 2.74m (14'7" x 9'0")

Bathroom

Stairs/landing

Bedroom One 4.02m x 3.63m (13'2" x 11'11")

Bedroom Two 3.08m x 3.98m (10'1" x 13'1")







## Stairs to Top Floor

## Top Floor Bedroom 3.96m x 3.47m (13'0" x 11'5")

## En-suite Bathroom

## Exterior

## Disclaimer

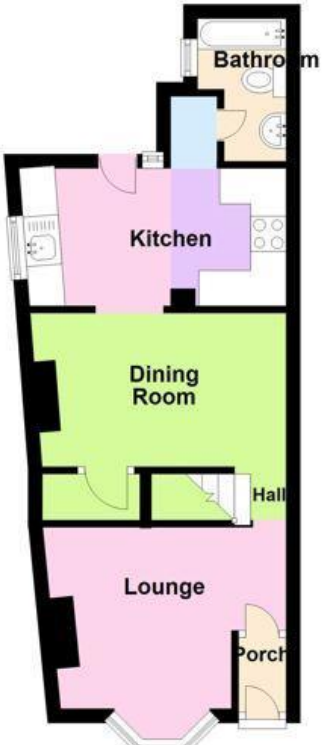
Disclaimer These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended 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.

## AML

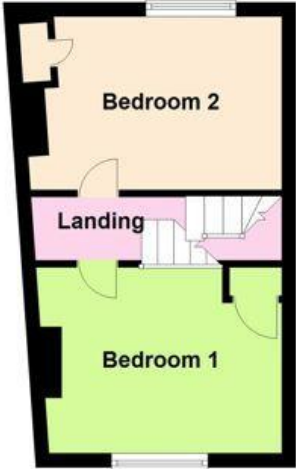
Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.



Ground Floor



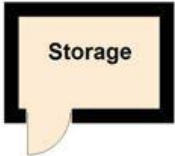
First Floor



Second Floor



Storage







### Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

 **northwood**

Northwood Hatfield

01302 279196

@northwooduk.com