



 northwood

## The Oval, Dunscroft, Doncaster



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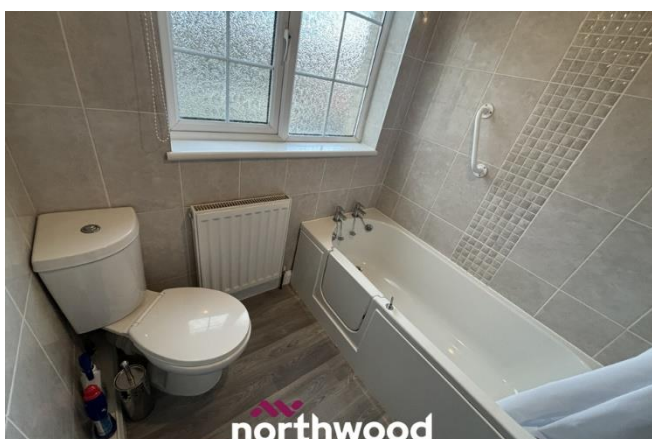


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**OIRO £100,000**

- NON- STANDARD CONSTRUCTION
- IDEAL INVESTMENT - 9% YIELD
- NO CHAIN!
- WELL PROPORTIONED  
THROUGHOUT
- LOVELY GARDEN
- EXCELLENT TRANSPORT LINKS
- Freehold
- EPC rating C
- Council Tax Band A





A Three bedroom property perfect for an avid first time buyer looking to make a house a home or an intelligent well read investor, this property is perfect for tenants to move straight into. Move in ready, attractive yield at over 9% and potential for healthy capital growth.

The entire property has been renovated and modernised to encompass 21st century living and any potential buyers will see the many benefits on offer to owning this house and will not have to invest thousands of pounds getting the property to a liveable standard!

Offered for sale is this ideal property in Dunscoft, Doncaster which has 3 spacious bedrooms with well maintained garden space to the front and rear - perfect for growing families or pets. An ideal home for first time buyers and families alike it is conveniently located close to rail, motorway and public transport links and has lots of useful nearby amenities, schools and shops.

The property briefly comprises of entrance area opening into the family dining space , modernised kitchen and separate lounge. To the first floor there is the family bathroom and three good sized bedrooms.



Sitting on a decent plot with open plan front garden and mature and established rear garden with shed and greenhouse which is SOUTH WEST facing. The front could be opened up very easily to provide ample off road parking to the new resident too.

## NON STANDARD CONSTRUCION TYPE - TIMBER FRAME IN BRICK SKIN.

### Entrance Area/ Dining Room 2.44m x 6.11m (8'0" x 20'0")

Having uPVC obscured glass door to enter to front elevation, stairs leading to the first floor, radiator and understairs storage cupboard. To the dining room, there is a uPVC double glazed window to the front elevation, radiator and power points.

### Lounge 3.34m x 4.68m (11'0" x 15'5")

With uPVC sliding patio door at rear of property opening into garden, radiator, feature gas fire and surround, power points and TV point.

### Kitchen 3.32m x 1.33m (10'11" x 4'5")

Having range of wall and base units, complimentary work surfaces , tile splash backs, inset sink with single tap, integrated electric oven with ceramic four ring hob and extractor above, plumbing for washing machine, tiled floor, power points and uPVC obscure glass door to side of property.

### Stairs and Landing 1.63m x 1.81m (5'4" x 5'11")

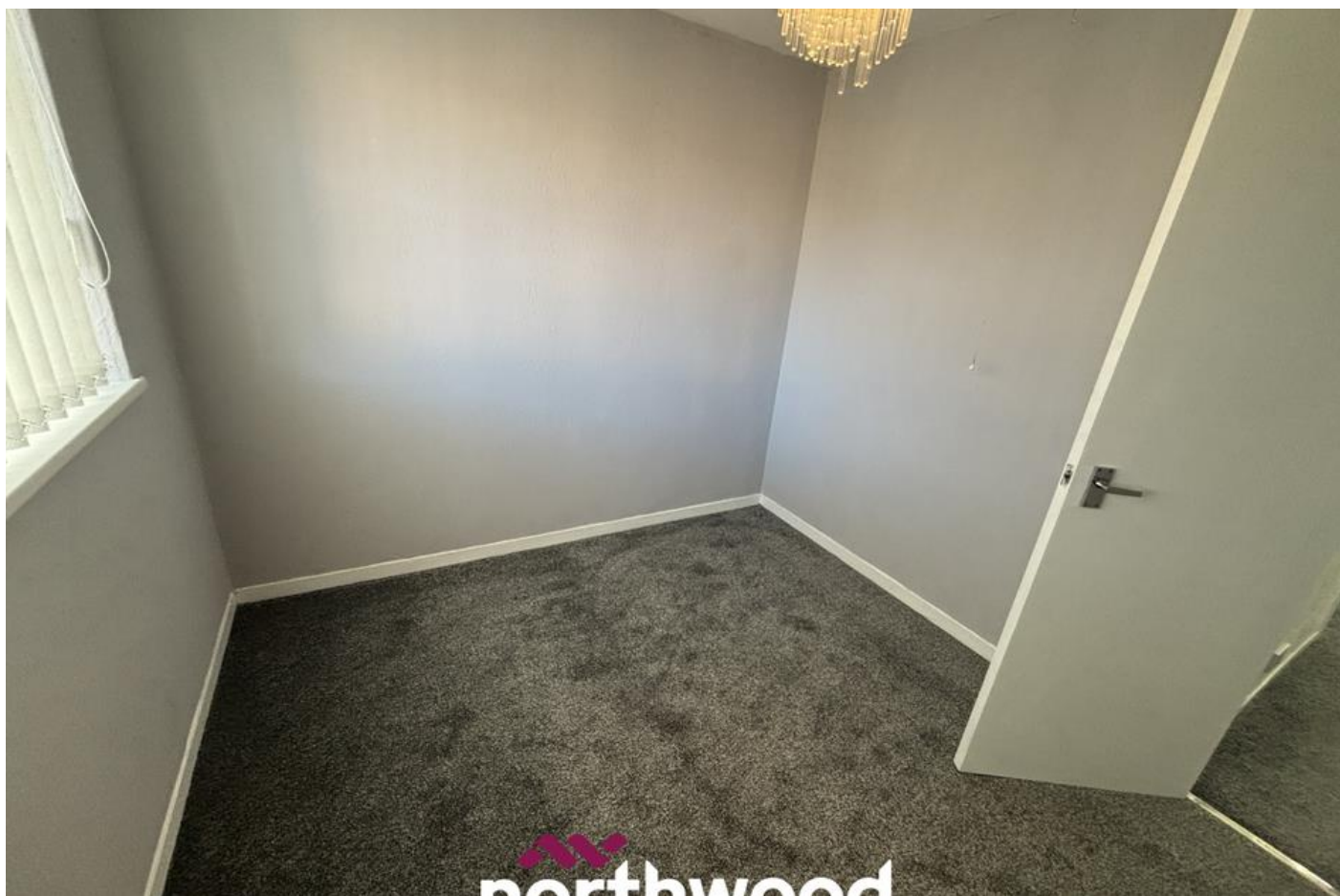
Loft access, storage cupboard housing the boiler, power points. uPVC obscured glass window to side of property.

### Bathroom

Modern bathroom suite comprising of low level W/C , panel bath, thermostatic mixer shower overhead, wash basin, fully tiled walls and floors, radiator.

### Bedroom 1 3.95m x 3.19m (13'0" x 10'6")





uPVC window to rear of the property, power points, TV point and radiator.

### Bedroom 2 2.56m x 2.8m (8'5" x 9'2")

uPVC window to the rear of the property, radiator, TV point and power points.

### Bedroom 3 3.23m x 2m (10'7" x 6'7")

uPVC window to the front of the property, radiator, TV aerial , power points, stair box with storage above.

### Exterior

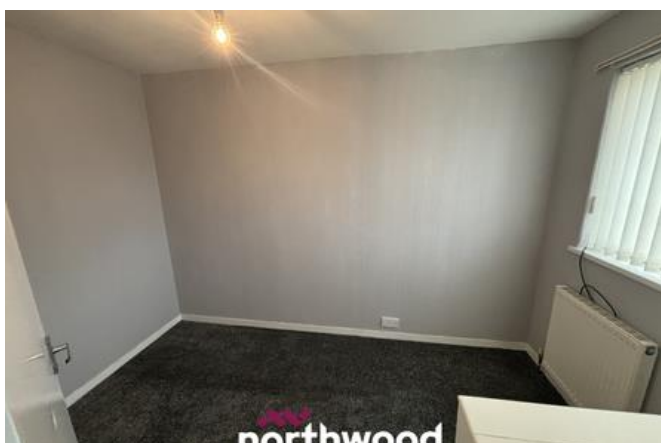
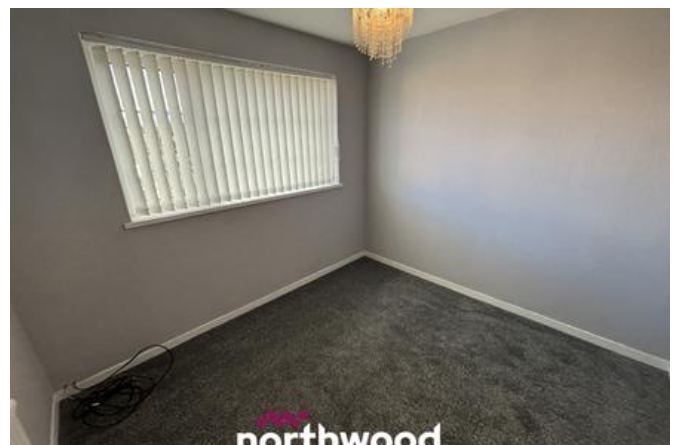
With front of property shared access pathway, giving pedestrian access , well maintained garden, mainly laid to lawn with mature trees and shrubbery with side access leading to the rear garden. From the rear a laid to lawn area, garden shed, green house, rockery, pebbled area and some mature trees with a patio area. Garden is south facing.

### Disclaimer

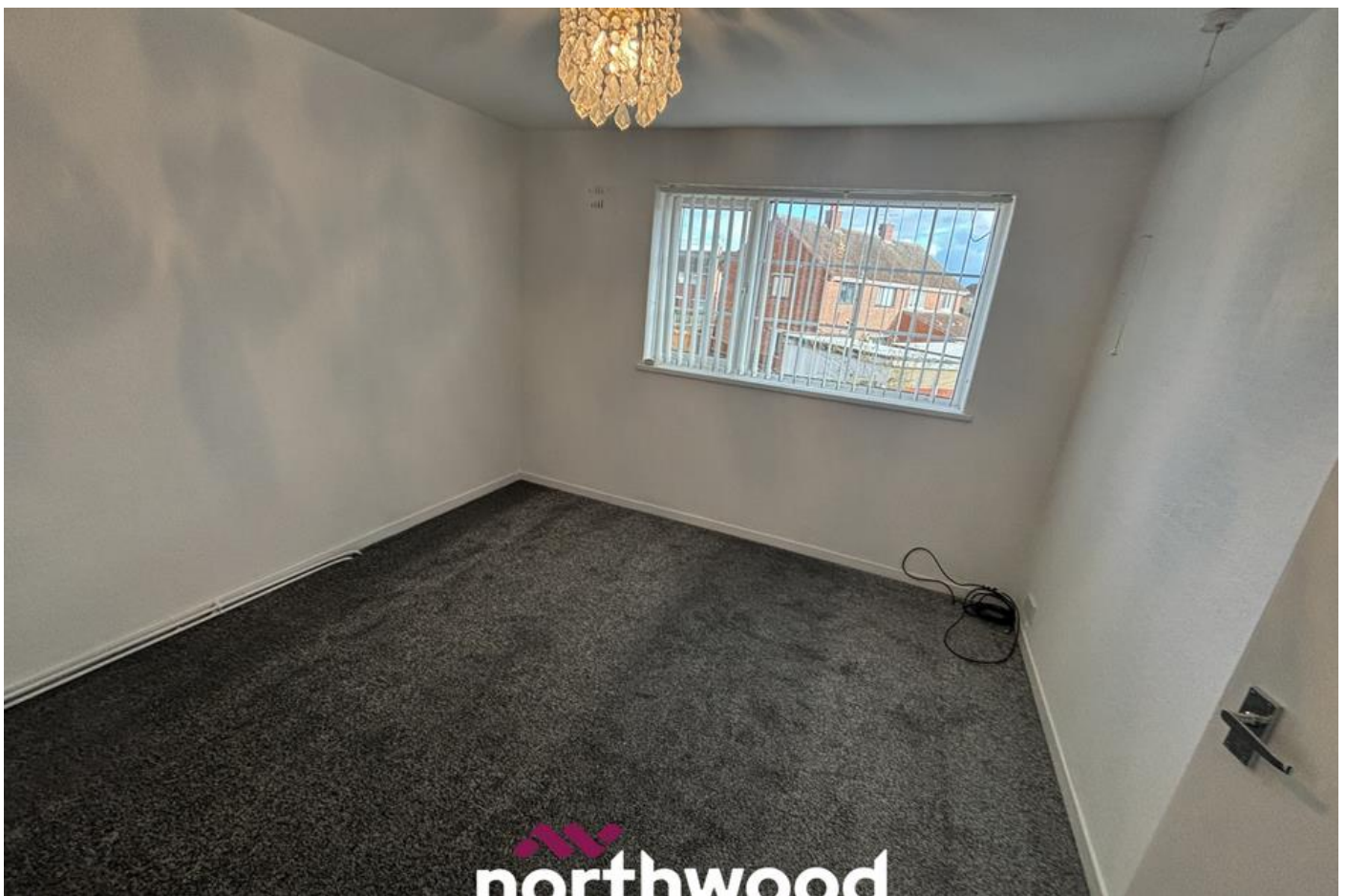
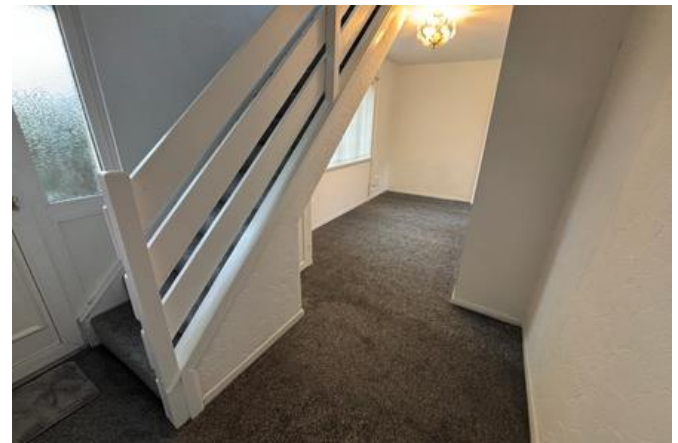
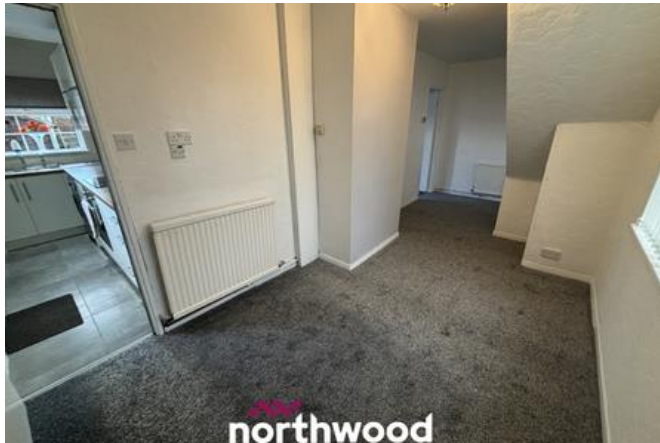
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### AML

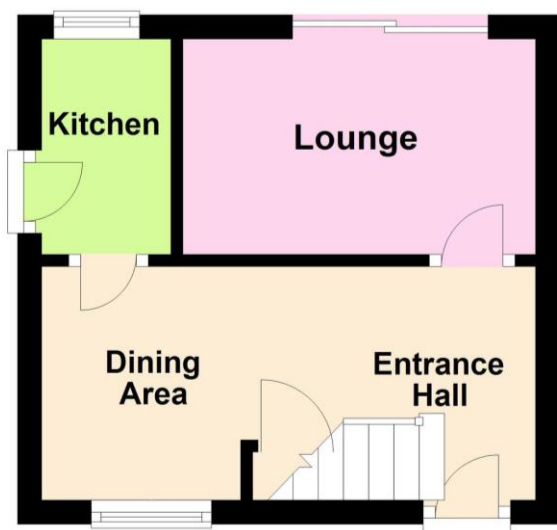
Should you wish to make an offer on this property we will complete mandatory Anti Money Laundering (AML) checks on behalf of HMRC. We outsource this process to our partners, Coadjute. Coadjute charge a fee for this service.



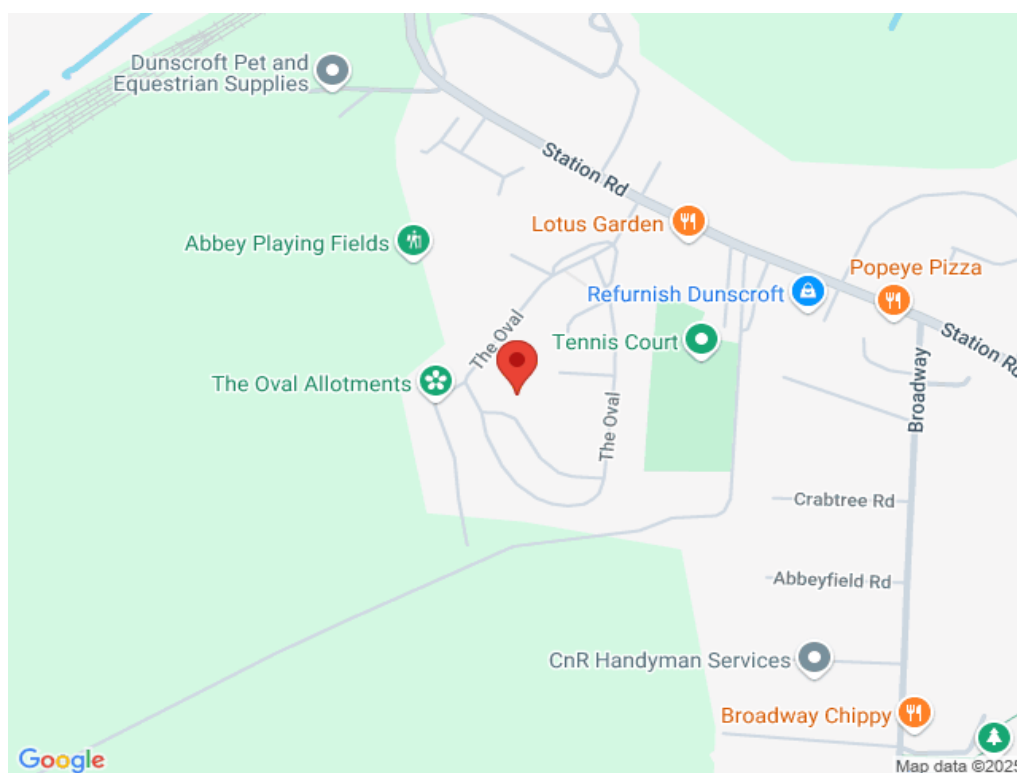
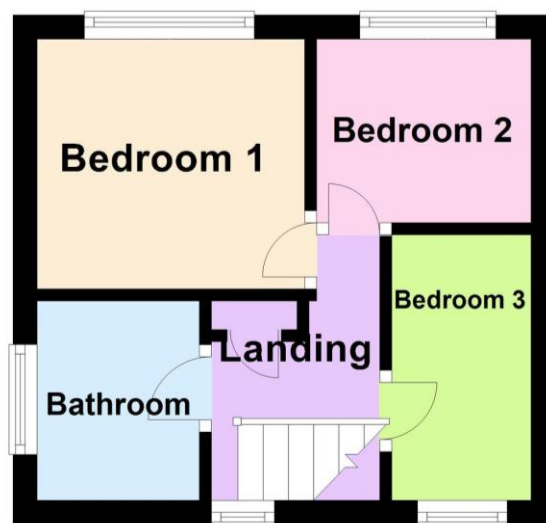




## Ground Floor



## First Floor



Northwood Hatfield

01302 279196

hatfield@northwooduk.com

