

17 Woodfield Road, Doncaster, DN4 8EP

£145,000

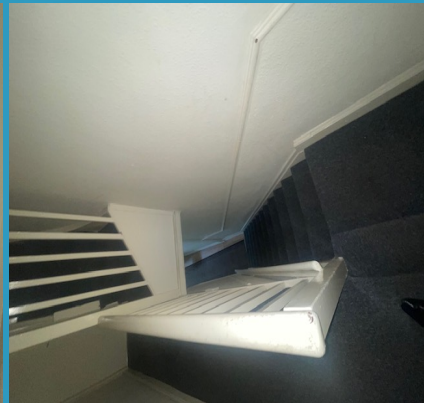
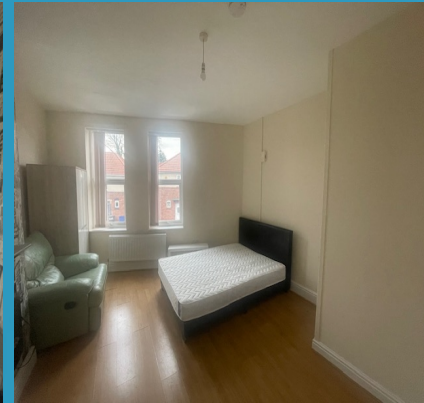
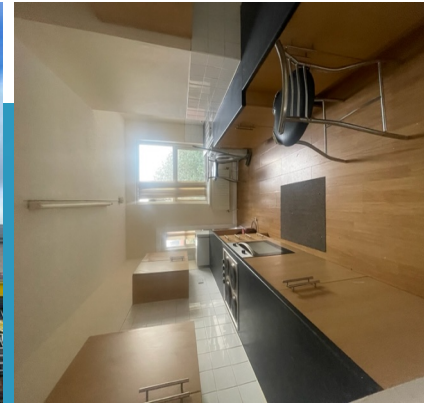
- Fantastic Investment Opportunity
- 3 x 1 Bed Flats
- Spread Across 3 Floors
- Gross Income: £14,496.00 PA
- Gross Yield: 10%
- 2% +VAT Buyer's Fee

Property Overview

Introducing a great investment opportunity in Doncaster. This terraced house comprises of 3 flats and is spread across 3 floors. Each of the 1 bed flats includes a kitchen and bathroom space, the ground floor flat has an additional living room area.

Well located, there is a local convenience store next to the property, as well as a number of facilities close by. The property is within easy reach of transport links, including the nearest bus stop which is a 3 minute walk away. Ideally located for NHS staff, Tickhill Road Hospital can be reached in 2 minutes by car, or 11 minutes on foot. Larger supermarkets and leisure facilities can be accessed via Sandford Road (A60) which in addition easily connects residents with Doncaster centre.

With a diverse economy, Doncaster offers opportunities in sectors such as manufacturing, logistics, and retail. This can be beneficial for residents seeking employment opportunities and stands as a pull factor for people moving to the area. Strategically placed, Doncaster has good transportation links, including a central railway station and close proximity to major roads like the M18 and A1(M). This makes commuting to nearby cities like Sheffield and Leeds relatively convenient.



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Income

Total Income: £14,496.00 PA
Gross Yield: 10%

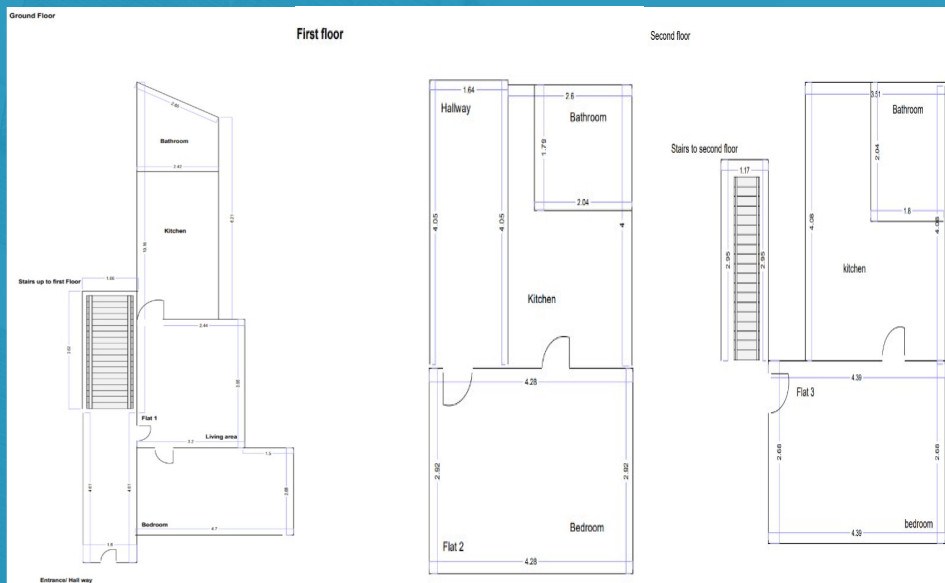
Room 1 - £320 / Room 2 £455 / Room 3 - £433 /

Total; £1,208.00 PCM / £14,496.00 PA

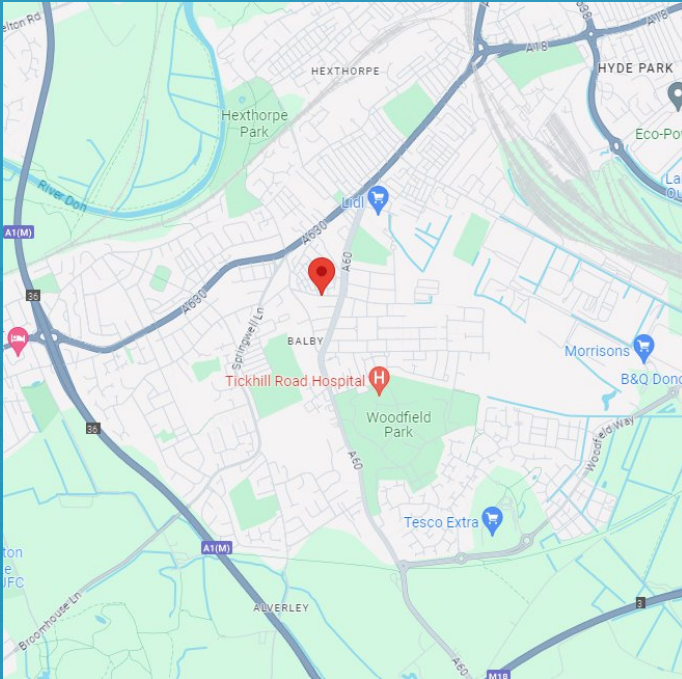
Expenditure;
Tenants are paying their own council tax and electric.

Management - £96.64 / Broadband - £30 / Gas £90
Total; £216.64 PCM / £2599.68 PA

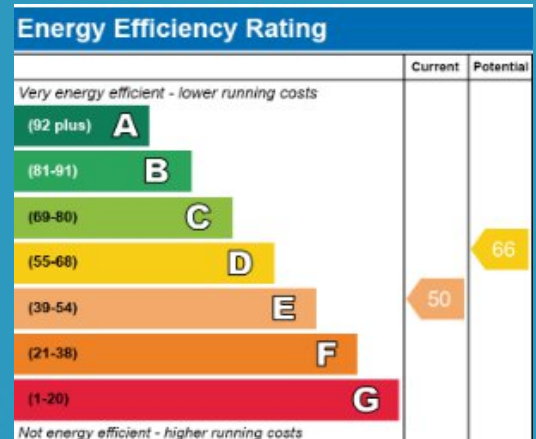
Floorplan



Location



EPC



Buyer's fee

2% + VAT

Contact us

enquiries@investinhmos.co.uk
www.investinhmos.co.uk

**Whitby Court, Abbey Road, Shepley,
Huddersfield, HD8 8EL**

These property particulars are meant as a guide only and there is no guarantee on their accuracy. Investors should satisfy themselves by way of legal due diligence and inspection of the property.