



Danum House St. Sepulchre Gate, Town Doncaster

welcome to

Danum House St. Sepulchre Gate, Town Doncaster

Guide price: £85,000-£90,000. This one bedroom first floor apartment is ideally located in the city centre boasting superb transport links and easy access to many local amenities. The property is offered to the market with a tenant in situ and is perfect for investors.



Communal Entrance Hall

Accessed by a secure fob entrance door with stairs and lift to the upper floors.

Inner Hall

With a storage cupboard and access to the open plan living dining kitchen, bedroom and bathroom.

Living Dining Kitchen

25' 10" x 10' 7" (7.87m x 3.23m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has an electric hob with cooker hood above, plumbing for a washing machine and a breakfast bar. There is an electric storage heater and a door which gives access to the conservatory/balcony area.

Conservatory / Balcony

An enclosed balcony providing additional living space and views of Doncaster city centre with windows.

Bedroom

15' 3" x 6' 10" (4.65m x 2.08m)

There is an electric storage heater and a window which opens into the open plan living dining kitchen.

Bathroom

Fitted with a WC, a wash hand basin fitted into a vanity unit with mixer tap and a bath with a shower over and screen. There is an electric towel rail, tiling to the walls and floor and a feature LED mirror.

Additional Information

The property is being sold with a sitting tenant.



view this property online williamhbrown.co.uk/Property/DCR120685



welcome to

Danum House St. Sepulchre Gate, Town Doncaster

- GUIDE PRICE: £85,000-£90,000
- ONE BEDROOM FIRST FLOOR APARTMENT
- NO ONWARD CHAIN
- WELL-PRESENTED THROUGHOUT
- CITY CENTRE LOCATION

Tenure: Leasehold EPC Rating: C

guide price

£85,000-£90,000



Please note the marker reflects the
postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR120685](https://www.williambrown.co.uk/Property/DCR120685)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
DCR120685 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williambrown.co.uk](https://www.williambrown.co.uk)