



**Ravensworth Road, Hyde Park Doncaster**



**welcome to**

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This five bedroom five en-suite HMO is a perfect investment opportunity and is within walking distance to the City Centre. The property is available with no onward chain with rental potential of £450-£500 PCM per room generating over £27,600 per annum if fully occupied.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

With a front facing upvc exterior door, a central heating radiator and stairs which rise to the first floor landing. There is access to the communal kitchen diner, bedrooms one and two.

## Bedroom One

17' 3" into bay x 10' 7" ( 5.26m into bay x 3.23m )

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin with mixer tap and and a shower cubicle with shower.

## Bedroom Two

14' 10" max x 8' 7" ( 4.52m max x 2.62m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a corner shower cubicle with shower. There is partial tiling to the walls.

## Communal Kitchen Diner

14' 8" x 9' 3" ( 4.47m x 2.82m )

With a side facing double glazed window and a side facing door providing access to the rear garden. Fitted with an extensive range of wall and base units with coordinating work surfaces housing two stainless steel sink and drainer. The kitchen has two electric cookers with two cooker hoods, two integrated oven and grills, a built-in microwave, space for a fridge and freezer and plumbing for a washing machine. There is area for a dining/breakfast area, spotlights to the ceiling, a wall mounted boiler, a central heating radiator and access to the cellar.

## First Floor Landing

With a loft hatch and access to the three further bedrooms.

## Bedroom Three

11' 9" x 9' 4" ( 3.58m x 2.84m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls and a rear facing double glazed window

## Bedroom Four

15' 6" x 12' 10" ( 4.72m x 3.91m )

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls.

## Bedroom Five

13' 6" x 9' 7" ( 4.11m x 2.92m )

With a side facing double glazed window, a central heating radiator and access to the en-suite shower room.

## En-Suite Shower Room

Fitted with a low flush WC, a wash hand basin and a shower cubicle with shower. There is partial tiling to the walls.

## Outside

To the rear of the property there is a courtyard style garden with outdoor sheltered storage area and a gate to the rear service lane.



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## Ravensworth Road, Hyde Park Doncaster

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- FIVE BEDROOM MID-TERRACED HMO
- FIVE EN-SUITES

Tenure: Freehold EPC Rating: C

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
DCR121699 - 0006

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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.



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