

Earlesmere Avenue, Balby Doncaster



welcome to

Earlesmere Avenue, Balby Doncaster

An ideal investment opportunity is this five bedroom HMO property which is situated in this popular location of Balby with close links to local amenities and transport links. The property has gross potential income of £32,500 per year fully occupied and comes to the market with no onward chain!













Entrance Hall

Accessed through a front facing exterior door. There is a central heating radiator and stairs which rise to the first floor landing.

Room One

14' 2" into bay x 10' 6" (4.32m into bay x 3.20m) With a front facing bay double glazed window, a central heating radiator and access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling.

Kitchen

13' 1" x 10' 11" (3.99m x 3.33m) Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a four ring gas hob with cooker hood above, an electric oven and grill, plumbing for a washing machine and space for a fridge-freezer. There is a central heating radiator, area for a dining table and chairs and a rear facing door which gives access to the rear garden.

Room Two

15' 4" x 8' 7" (4.67m x 2.62m) With two side facing double glazed windows and a side door which gives access to the rear garden. There is a central heating radiator and access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling.

First Floor Landing

Room Three

15' 4" x 8' 8" max (4.67m x 2.64m max) With a rear facing double glazed window and a central heating radiator. There is access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling and a side facing double glazed window.

Room Four

13' 2" x 9' ($4.01m \times 2.74m$) With a rear facing double glazed window, a central heating radiator and access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling and an extractor fan.

Room Five

11' 11" x 14' 2" max (3.63m x 4.32m max) With two front facing double glazed windows, a central heating radiator and access through to the en suite shower room.

En Suite Shower Room

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling.

Outside

To the rear of the property is a gravelled low maintenance garden and a gate to the rear which gives access to the rear service lane.





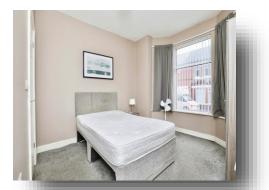
welcome to

Earlesmere Avenue, Balby Doncaster

- FIVE BEDROOM MID TERRACED HMO PROPERTY
- COMMUNAL KITCHEN
- FIVE BATHROOMS
- ENCLOSED REAR GARDEN
- GROSS POTENTIAL OF £32,500 PER YEAR FULLY OCCUPIED

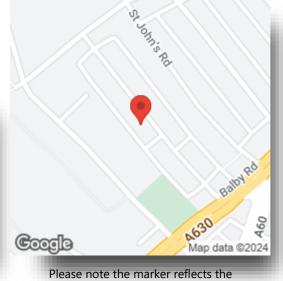
Tenure: Freehold EPC Rating: C

£170,000









postcode not the actual property



Property Ref: DCR121981 - 0003 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.

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view this property online williamhbrown.co.uk/Property/DCR121981

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