



Sylvester Avenue, Balby Doncaster

welcome to

Sylvester Avenue, Balby Doncaster

Sold with a tenant in situ with current rental income of £700 pcm and a gross annual yield of 9.8% is this two bedroom mid-terraced home. Benefiting from two reception rooms, a rear aspect kitchen and a spacious bathroom. With close links to the city centre and the motorway network.



Entrance Hall

With a front facing upvc exterior door and stairs which rise to the first floor landing.

Lounge

11' 5" x 9' 8" (3.48m x 2.95m)

With a front facing double glazed window, a TV point, a central heating radiator and a feature gas fireplace with tiled surround as the focal point of the room.

Dining Room

12' x 12' 5" (3.66m x 3.78m)

With a rear facing double glazed window, wood effect flooring, two central heating radiators and a useful understairs storage cupboard. There is open access into the kitchen.

Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has space for a freestanding gas cooker, plumbing for a washing machine and space for a fridge and freezer. There is splashback tiling, a rear facing double glazed window and a side facing door giving access to the rear garden.

First Floor Landing

With a loft hatch and wood effect flooring.

Bedroom One

11' 5" x 13' (3.48m x 3.96m)

With a front facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Two

11' 11" x 9' 10" (3.63m x 3.00m)

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bathroom

Fitted with a WC, a wash hand basin and a panelled bath. There is a rear facing obscure double glazed window and partial tiling to the walls.

Outside

To the rear of the property there is a low maintenance yard with access to the rear service lane.

Additional Information

The property is being sold with a tenant in situ but could move out prior to completion with current rental income of £700 pcm.



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Sylvester Avenue, Balby Doncaster

- TWO DOUBLE BEDROOM MID-TERRACED HOME
- IDEAL INVESTMENT OPPORTUNITY
- SOLD WITH A TENANT IN SITU
- RENTAL INCOME OF £700 PCM AND GROSS ANNUAL YIELD OF 9.8%
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR122212 - 0002

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