



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.



view this property online williamhbrown.co.uk/Property/DCR122212



welcome to

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

offers over

£80,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/DCR122212



Property Ref:
DCR122212 - 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.

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