



**Stoops Lane, Bessacarr Doncaster**

**welcome to**

**Stoops Lane, Bessacarr Doncaster**

\*\*\*CASH BUYERS ONLY\*\*\* This two bedroom first floor apartment is ideal for investors with potential to purchase with a tenant in situ. The property has an open plan kitchen diner, communal parking and close to range of amenities and transport links.



## **Communal Entrance**

With a front facing entrance door and stairs which rise to the first floor apartment.

## **Lounge**

19' x 10' 10" plus recess ( 5.79m x 3.30m plus recess )

With a front facing double glazed bay window, an electric feature fireplace, coving to the ceiling and an electric heater. There is access through to the kitchen and inner hall.

## **Kitchen**

8' 10" x 6' ( 2.69m x 1.83m )

Fitted with a range of wall and base units with work surfaces housing the sink and drainer. 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 and freezer. There is a side facing double glazed window.

## **Inner Hall**

With access to the two bedrooms and bathroom.

## **Bedroom One**

10' 4" x 9' max ( 3.15m x 2.74m max )

With a rear facing double glazed window, an electric heater and fitted wardrobes providing hanging and storage space.

## **Bedroom Two**

10' 4" x 5' 7" max ( 3.15m x 1.70m max )

With a rear facing double glazed window, a central heating radiator and a storage cupboard housing the cylinder.

## **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 communal

residents parking area.

## **Additional Information**

The vendor has made us aware that there is an opportunity to purchase with a tenant in situ. The current lease length is 57 years of the original 99 years. Annual ground rent £160 per annum.



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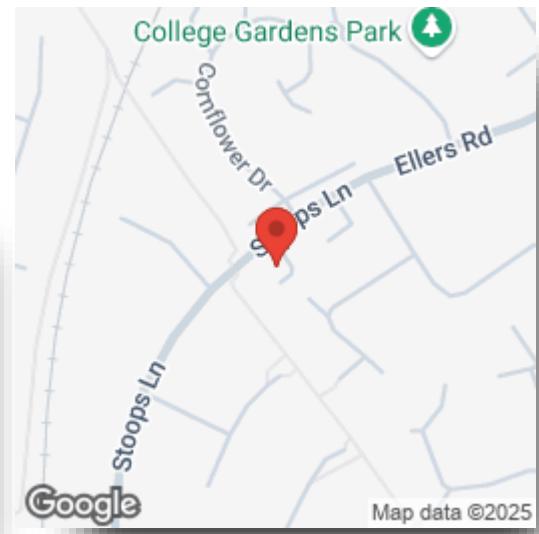
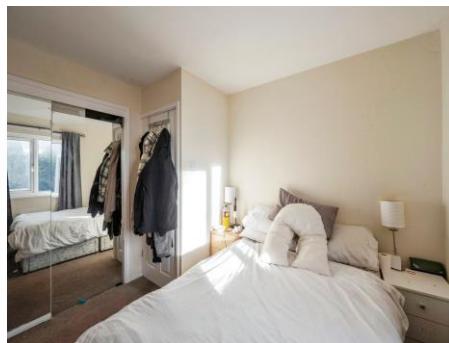
## Stoops Lane, Bessacarr Doncaster

- CASH BUYERS ONLY
- TWO BEDROOM FIRST FLOOR APARTMENT
- COMMUNAL RESIDENTS PARKING
- SITUATED IN THE HEART OF BESSACARR
- EASY ACCESS TO THE CITY CENTRE AND MOTORWAY NETWORK LINK

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £65,000



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Property Ref:  
DCR123647 - 0005

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