



Orchard Street, Balby DONCASTER

welcome to

Orchard Street, Balby DONCASTER

GUIDE PRICE £100,000-£110,000. This well-presented two bedroom mid-terraced home is ideal for an investor with rental potential of £775 PCM with gross yield of 9% per annum. Situated on a cul-de-sac location with two reception rooms, an enclosed rear garden and no onward chain!



Lounge

11' 2" x 11' 11" max (3.40m x 3.63m max)

With a front facing upvc exterior door, a front facing double glazed window, a gas feature fireplace (disconnected), coving to the ceiling, laminate flooring and a central heating radiator.

Inner Lobby

With stairs which rise to the first floor landing and access to the dining room.

Dining Room

11' 8" x 11' 10" max (3.56m x 3.61m max)

With a rear facing double glazed window, a central heating radiator, a wall mounted boiler and access through to the kitchen. A door gives access to the cellar.

Cellar

With a central heating radiator and provides useful additional storage.

Kitchen

7' 11" x 6' 3" (2.41m x 1.91m)

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, under counter space for a fridge and freezer and plumbing for a washing machine. There is complimentary tiling, tiled flooring, a rear facing double glazed window and a side facing door providing access to the rear garden.

First Floor Landing

Bedroom One

11' 9" x 11' 11" max (3.58m x 3.63m max)

With a rear facing double glazed window, a central heating radiator, coving to the ceiling and a storage cupboard which houses the loft hatch.

Bedroom Two

11' 11" x 11' 3" (3.63m x 3.43m)

With a front facing double glazed window, a feature decorative fireplace, a central heating radiator and coving to the ceiling.

Bathroom

Fitted with a low flush WC, a wash hand basin on a vanity unit with mixer tap and a panelled bath with electric shower over and screen. There is a chrome heated towel rail, wall to floor tiling and a rear facing obscure double glazed window.

Outside

To the rear of the property there is a block paved footpath and paved patio area. There is an outbuilding with outdoor WC and access to the rear service lane.



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- GUIDE PRICE £100,000-£110,000
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- WELL-PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D

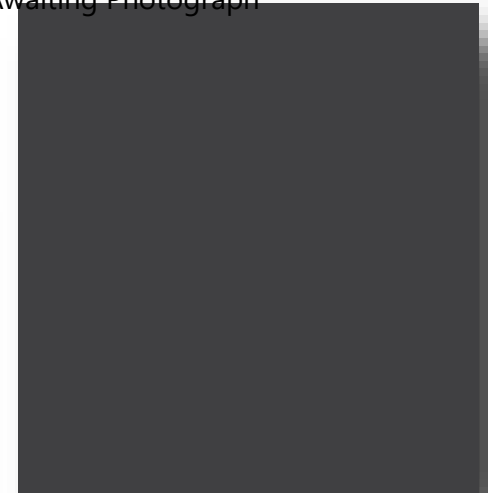
Council Tax Band: A

guide price

£100,000-£110,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR124168 - 0004

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