



Beaconsfield Road, Hexthorpe Doncaster

welcome to

Beaconsfield Road, Hexthorpe Doncaster

GUIDE PRICE £140,000-£150,000. Formerly two properties now combined into one is this six tenancy HMO situated in the popular location of Hexthorpe. The property benefits from a shared communal kitchen and lounge, two multi-let rooms with store room and two communal shower/bathrooms.



Entrance Hall

Accessed through a side facing upvc exterior door. There are two staircases which rise to the first floor landing.

Store Room One

7' 10" x 6' 5" (2.39m x 1.96m)

With a side facing double glazed window, laminate flooring and a central heating radiator. (Multi-let with room 6 refer to HMO license).

Store Room Two

6' 1" x 7' 10" (1.85m x 2.39m)

With a front facing double glazed window, a central heating radiator and laminate flooring. (Multi-let with room 5, refer to HMO license).

Communal Lounge

13' 10" x 12' 7" max (4.22m x 3.84m max)

With a rear facing double glazed window, a central heating radiator, area for a dining table and chairs and access through to the communal kitchen.

Communal Kitchen

9' 2" x 16' 4" (2.79m x 4.98m)

Fitted with a range of wall and base units with coordinating work surfaces housing the two circular stainless steel sink and drainers. The kitchen has two four ring gas hobs with cooker hoods above, two electric ovens and plumbing for two washing machines and a tumble dryer. There is a wall mounted boiler, splashback tiling, space for an under counter fridge-freezer, two rear facing double glazed windows and a side facing door which provides access to the rear garden.

Room Three

11' 5" x 12' 2" max (3.48m x 3.71m max)

With a front facing double glazed window and a further front facing exterior door which provides an additional entrance. There is laminate flooring and a central heating radiator.

Room Four

12' 2" x 12' 6" (3.71m x 3.81m)

A double room with a rear facing double glazed window and a central heating radiator.

First Floor Landing

There is access to rooms four, six, the bathroom and separate W.C.

Room Eight

12' 8" max x 10' 8" (3.86m max x 3.25m)

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

Room Five

12' 3" x 8' (3.73m x 2.44m)

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

Bathroom One

Fitted with a wash hand basin and a panelled bath with shower over. There is a rear facing double glazed window, tiling to the walls and a central heating radiator.

Separate W.C

Fitted with a low flush W.C, a wash hand basin and partial tiling to the walls.

Separate First Floor Landing

There is access to rooms three, five and a separate bath/shower room.

Room Six

13' 11" x 11' 5" max (4.24m x 3.48m max)

With two front facing double glazed windows and a central heating radiator.

Room Seven

12' 7" x 8' 11" (3.84m x 2.72m)

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

Bathroom / Shower Room Two

Fitted with a low flush W.C, a wash hand basin, a panelled bath and a shower cubicle with shower. There is a rear facing obscure double glazed window, partial tiling to the walls, a central heating radiator and an extractor fan.

Outside

To the rear of the property is an enclosed paved and lawned communal garden.

Additional Information

The property has an existing HMO license with potential income of £30,000 per annum if fully occupied.



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Beaconsfield Road, Hexthorpe Doncaster

- SIX TENANCY HMO ACCOMMODATION
- TWO PROPERTIES COMBINED INTO ONE
- IDEAL INVESTMENT OPPORTUNITY
- TWO ADDITIONAL STORE ROOMS/OFFICES ON A MULTI-LET WITH ROOM FIVE AND SIX
- COMMUNAL KITCHEN AND LOUNGE

Tenure: Freehold EPC Rating: D

guide price

£140,000-£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR124270 - 0004

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