



**Princes Crescent, Edlington Doncaster**



**welcome to**

**Princes Crescent, Edlington Doncaster**

GUIDE PRICE - £80,000 - £85,000 - Opportunity to purchase with tenant in situ currently rented for £650 PCM providing a gross annual yield of 9% per annum. Benefiting from a spacious layout with two reception rooms and close links to the a range of supermarkets and the A1 motorway network link.



### Entrance

With a front facing exterior door, stairs which rise to the first floor and access through to the lounge and diner.

### Lounge

10' 1" Max x 11' 6" Max ( 3.07m Max x 3.51m Max )

With a front facing double glazed window, a central heating radiator and picture rail. An open arch provides access to dining room.

### Dining Room

13' x 12' 10" ( 3.96m x 3.91m )

With a rear facing double glazed window, a central heating radiator, a feature fire surround and storage cupboard.

### Kitchen

9' x 6' 5" ( 2.74m x 1.96m )

Fitted with a range of wall and base units with coordinating work surfaces housing the stainless steel sink and drainer. The kitchen has plumbing for a washing machine, a wall mounted boiler, a gas cooker point and space for a fridge and freezer. There is complimentary splashback tiling, a side facing double glazed window, tile effect flooring and access to the rear lobby.

### Rear Lobby

With a side facing door providing access to the rear garden and access through to the ground floor bathroom.

### Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin and a panelled bath with shower attachment over and screen. There is partial tiling and a rear facing obscure double glazed window.

### First Floor Landing

#### Bedroom One

14' 5" x 13' Max ( 4.39m x 3.96m Max )

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

### Bedroom Two

10' 5" x 10' 2" ( 3.17m x 3.10m )

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

### Bedroom Three

6' 5" x 9' 7" ( 1.96m x 2.92m )

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

### Outside

To the front of the property there is a front forecourt whilst to the rear of the property there is an enclosed garden with rear gate to the service lane.



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## Princes Crescent, Edlington Doncaster

- GUIDE PRICE - £80,000 - £85,000
- TENANT IN SITU
- CURRENT RENTAL INCOME OF £650 PCM
- GROSS ANNUAL YIELD OF OVER 9%
- GROUND FLOOR BATHROOM

Tenure: Freehold EPC Rating: E  
Council Tax Band: A

guide price

**£80,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124115 - 0004

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william h brown



**01302 327121**



[doncaster@williamhbrown.co.uk](mailto:doncaster@williamhbrown.co.uk)



4-5 Kingsway House, Hall Gate, DONCASTER,  
South Yorkshire, DN1 3NX



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**