



**Baxter Avenue, Doncaster**

**welcome to**

**Baxter Avenue, Doncaster**

Ideal prime city investment opportunity is this five bedroom HMO with five en-suites. The property has a gross potential annual income of £32,500 providing a gross annual yield of approximately 17.5% subject to full occupancy. Situated close to a range of local amenities and transport links.



### **Entrance**

With a front facing composite door which provides access into the entrance hallway, which has stairs rising to the first floor landing and access to two of the bedrooms and the communal kitchen.

### **Bedroom One**

14' 8" x 9' 3" ( 4.47m x 2.82m )

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a low flush WC, a hand wash basin with mixer tap, a tiled shower cubicle with shower and a central heating radiator.

### **Bedroom Two**

18' 7" x 7' ( 5.66m x 2.13m )

With a rear facing double glazed window, a central heating radiator, a storage cupboard and access to the en-suite shower room.

### **En-Suite-Shower Room**

Fitted with a corner shower cubicle with shower, a central heating radiator, a hand wash basin with mixer tap and a low flush WC.

### **Kitchen**

11' 8" x 9' 3" ( 3.56m x 2.82m )

Fitted with a range of wall and base units with coordinating worktops which incorporates a sink and drainer with mixer tap. The kitchen has a four ring gas hob with electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. The kitchen hosts a decorative tiled floor, splashback tiling with area for a breakfast bar, a rear facing double glazed window and a rear facing door which provides access into the rear garden.

### **First Floor Landing**

### **Bedroom Three**

16' 8" x 10' 11" ( 5.08m x 3.33m )

With a front facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

Fitted with a shower cubicle with shower, a hand wash basin on a vanity unit with mixer tap and a low flush WC.

### **Bedroom Four**

14' 9" x 9' 3" ( 4.50m x 2.82m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

With a low flush WC, a hand wash basin on a vanity unit with mixer tap, and a shower cubicle with shower.

### **Bedroom Five**

16' 11" x 7' ( 5.16m x 2.13m )

With a rear facing double glazed window, a central heating radiator and access to the en-suite shower room.

### **En-Suite Shower Room**

With a low flush WC, a hand wash basin with mixer tap, and a shower cubicle with shower.

### **Outside**

With steps up to the front entrance, whilst to the rear there is a hard-standing courtyard which has access to the WC and a rear gate provides access to the rear service lane.

### **Outside W.C.**

Fitted with a high flush WC.



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welcome to

## Baxter Avenue, Doncaster

- FIVE BEDROOM MID-TERRACE HMO
- IDEAL INVESTMENT OPPORTUNITY
- EN-SUITE TO EACH BEDROOM
- CLOSE TO THE CITY CENTRE
- COURTYARD STYLE GARDEN

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

**£190,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
DCR124874 - 0004

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