

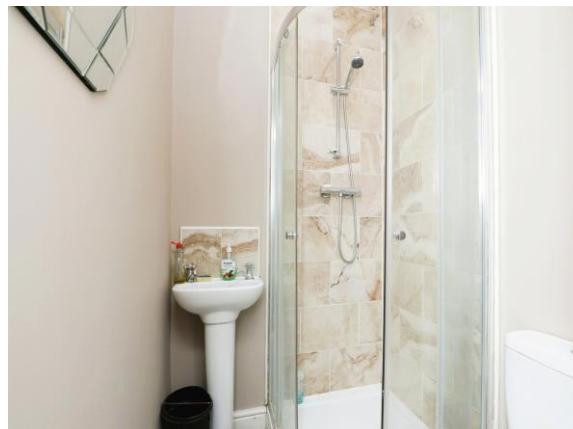
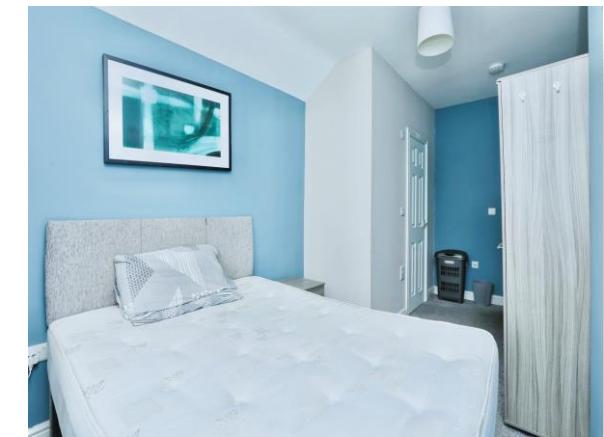


**Earlesmere Avenue, Balby Doncaster**

**welcome to**

## **Earlesmere Avenue, Balby Doncaster**

An ideal investment opportunity is this five bedroom HMO property which is situated in this popular location of Balby with close links to local amenities and transport links. The property has gross potential income of £32,500 per year fully occupied and comes to the market with no onward chain!



## **Entrance Hall**

Accessed through a front facing exterior door. There is a central heating radiator and stairs which rise to the first floor landing.

## **Room One**

14' 2" into bay x 10' 6" ( 4.32m into bay x 3.20m )  
With a front facing bay double glazed window, a central heating radiator and access through to the en suite shower room.

## **En Suite Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling.

## **Kitchen**

13' 1" x 10' 11" ( 3.99m x 3.33m )  
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, plumbing for a washing machine and space for a fridgefreezer. There is a central heating radiator, area for a dining table and chairs and a rear facing door which gives access to the rear garden.

## **Room Two**

15' 4" x 8' 7" ( 4.67m x 2.62m )  
With two side facing double glazed windows and a side door which gives access to the rear garden. There is a central heating radiator and access through to the en suite shower room.

## **En Suite Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling.

## **First Floor Landing**

### **Room Three**

15' 4" x 8' 8" max ( 4.67m x 2.64m max )  
With a rear facing double glazed window and a central heating radiator. There is access through to the en suite shower room.

## **En Suite Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling and a side facing double glazed window.

## **Room Four**

13' 2" x 9' ( 4.01m x 2.74m )  
With a rear facing double glazed window, a central heating radiator and access through to the en suite shower room.

## **En Suite Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling and an extractor fan.

## **Room Five**

11' 11" x 14' 2" max ( 3.63m x 4.32m max )  
With two front facing double glazed windows, a central heating radiator and access through to the en suite shower room.

## **En Suite Shower Room**

Fitted with a WC, a wash hand basin and a shower cubicle with shower. There is partial tiling.

## **Outside**

To the rear of the property is a gravelled low maintenance garden and a gate to the rear which gives access to the rear service lane.



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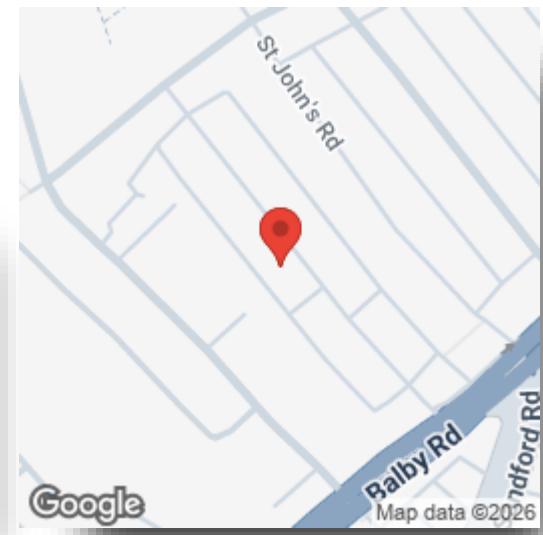
## Earlesmere Avenue, Balby Doncaster

- FIVE BEDROOM MID TERRACED HMO PROPERTY
- COMMUNAL KITCHEN
- FIVE BATHROOMS
- ENCLOSED REAR GARDEN
- GROSS POTENTIAL OF £32,500 PER YEAR FULLY OCCUPIED

Tenure: Freehold EPC Rating: C

Council Tax Band: A

**£178,000**



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Property Ref:  
DCR121981 - 0005

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