



48 South Road, Moorends, Doncaster, DN8 4PZ

Corner Plot | Semi-Detached Property | Three Bedrooms | Investment Property With Great Yield | Driveway Parking | Tenant In Situ | Viewing Highly Recommend

- Corner Plot Semi-Detached Property
- Gas Central Heating
- Council Tax Band - A
- Popular Area
- Three Bedrooms
- Freehold Property
- Investment Property With 6.5% Yield
- Driveway Parking
- EPC Rating - D
- Viewing Highly Recommended

£120,000

Jigsaw Move are pleased to present this delightful semi-detached house Nestled in the charming on South Road in the area of Moorends. The property presents an excellent opportunity for investors with a tenant in situ.

The inviting lounge is perfect for entertaining guests or enjoying quiet evenings with family. The spacious kitchen diner is perfect for entertaining guests or enjoying family meals.

The property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space for a home office or guest room. The house boasts a modern bathroom, complete with both a bath and a separate shower, catering to all your bathing needs.

One of the standout features of this home is its corner plot, which provides ample outdoor space. The front and rear gardens are perfect for enjoying the fresh air, while the driveway allows for parking of one vehicle, adding to the convenience of this lovely residence. In addition, a new roof was installed in 2021, complete with a 20-year warranty, offering peace of mind for future homeowners.

Currently, the property is tenanted, generating a monthly rental income of £650, which translates to an attractive yield of 6.5%. This makes it a sound investment for those looking to expand their property portfolio.

Moorends is a lovely community with local amenities and good transport links, making it a desirable location for both residents and tenants. This property offers a wonderful blend of comfort, space, and investment potential, making it a must-see for anyone in the market for a new home or rental opportunity.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 14'2" x 16'6" (4.33m x 5.03m)

Kitchen/Diner 8'4" x 20'0" (2.53m x 6.10m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'10" x 11'8" (3.61m x 3.56m)

Bedroom Two 11'2" x 11'9" (3.41m x 3.58m)

Bedroom Three 11'2" x 7'11" (3.41m x 2.42m)

Bathroom 8'6" x 8'0" (2.58m x 2.44m)

EXTERNAL

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

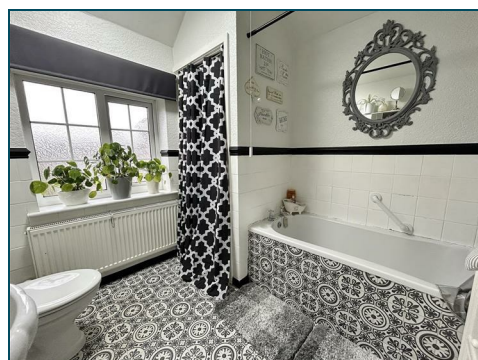
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

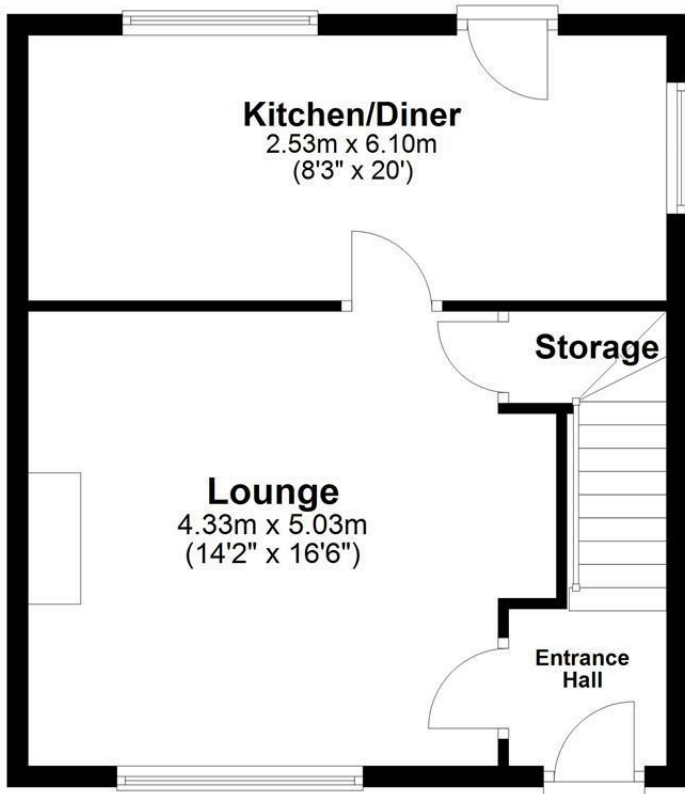
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



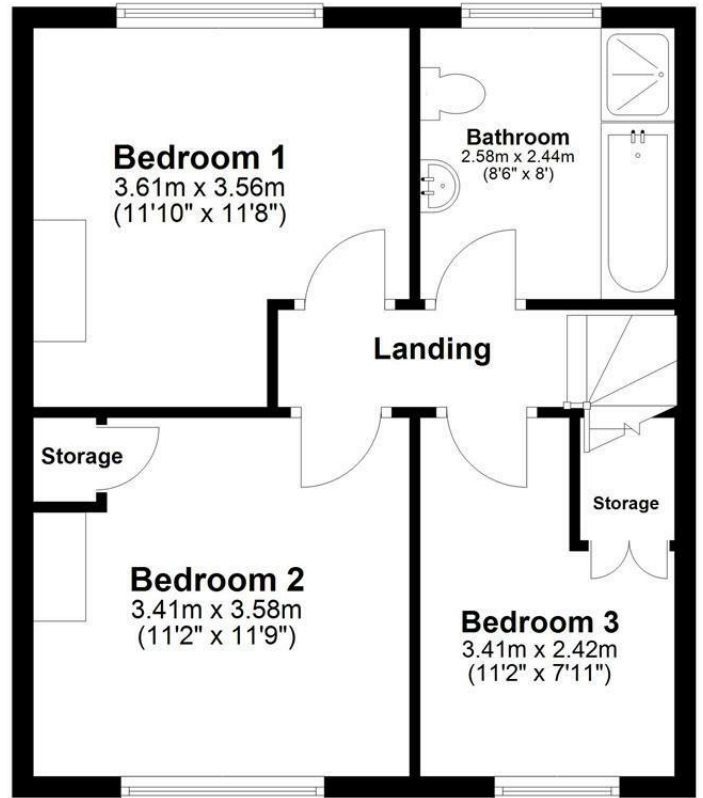
Ground Floor

Approx. 42.3 sq. metres (455.3 sq. feet)

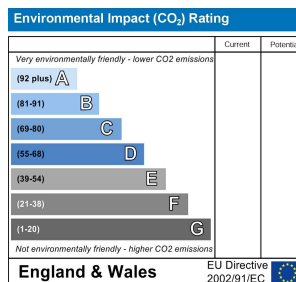
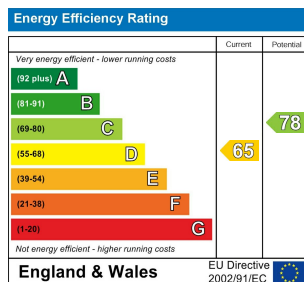


First Floor

Approx. 43.4 sq. metres (467.6 sq. feet)



Total area: approx. 85.7 sq. metres (922.9 sq. feet)



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