



9 Stanhope Road , Doncaster, DN1 2TZ

A fantastic opportunity to acquire this two-bedroom mid-terraced property ideally situated in a convenient city centre location, within close proximity to a wide range of local amenities, shops, and transport links.

Offered to the market with no onward chain, the property provides excellent potential and would benefit from modernisation, making it an ideal purchase for investors, renovators, or first-time buyers looking to add value.

The accommodation briefly comprises two spacious reception rooms, providing flexible living and dining space, along with a kitchen area giving access to the rear garden. The property also benefits from a useful cellar, offering additional storage or potential for further use subject to necessary consents.

To the first floor there are two bedrooms, with the family bathroom accessed through the master bedroom, a layout commonly found in similar period properties.

Externally, the property enjoys a rear enclosed garden, perfect for outdoor use, while on-road parking is available to the front of the property.

Located in a highly convenient central position, the property is within easy reach of local shops, schools, public transport links, and other everyday amenities.

Early viewing is highly recommended to appreciate the potential this property has to offer.

Offers in the region of £100,000

9 Stanhope Road

, Doncaster, DN1 2TZ



- Two-bedroom mid-terraced property
- Two reception rooms
- Enclosed rear garden
- Council tax band: A & EPC Rating: C
- No onward chain
- Family bathroom accessed through the master bedroom
- On parking parking
- Modernisation required with great potential
- Useful cellar providing additional storage space
- City centre location close to all local amenities

Hallway

2'10" x 15'8" (0.88 x 4.79)

Lounge

9'8" x 13'10" (2.96 x 4.22)

Dining Room

12'8" x 12'4" (3.88 x 3.76)

Kitchen

7'6" x 12'9" (2.30 x 3.90)

Master Bedroom

13'2" x 12'4" (4.03 x 3.77)

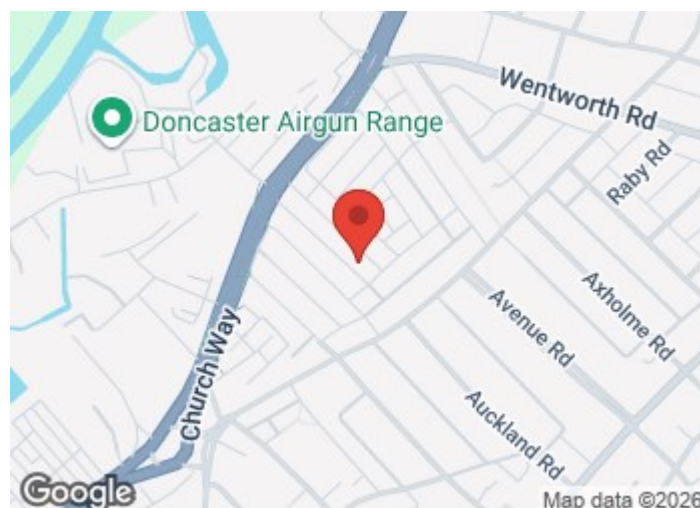
Bedroom 2

13'0" x 12'1" (3.97 x 3.70)

Bathroom

7'8" x 12'11" (2.35 x 3.95)

Important Information

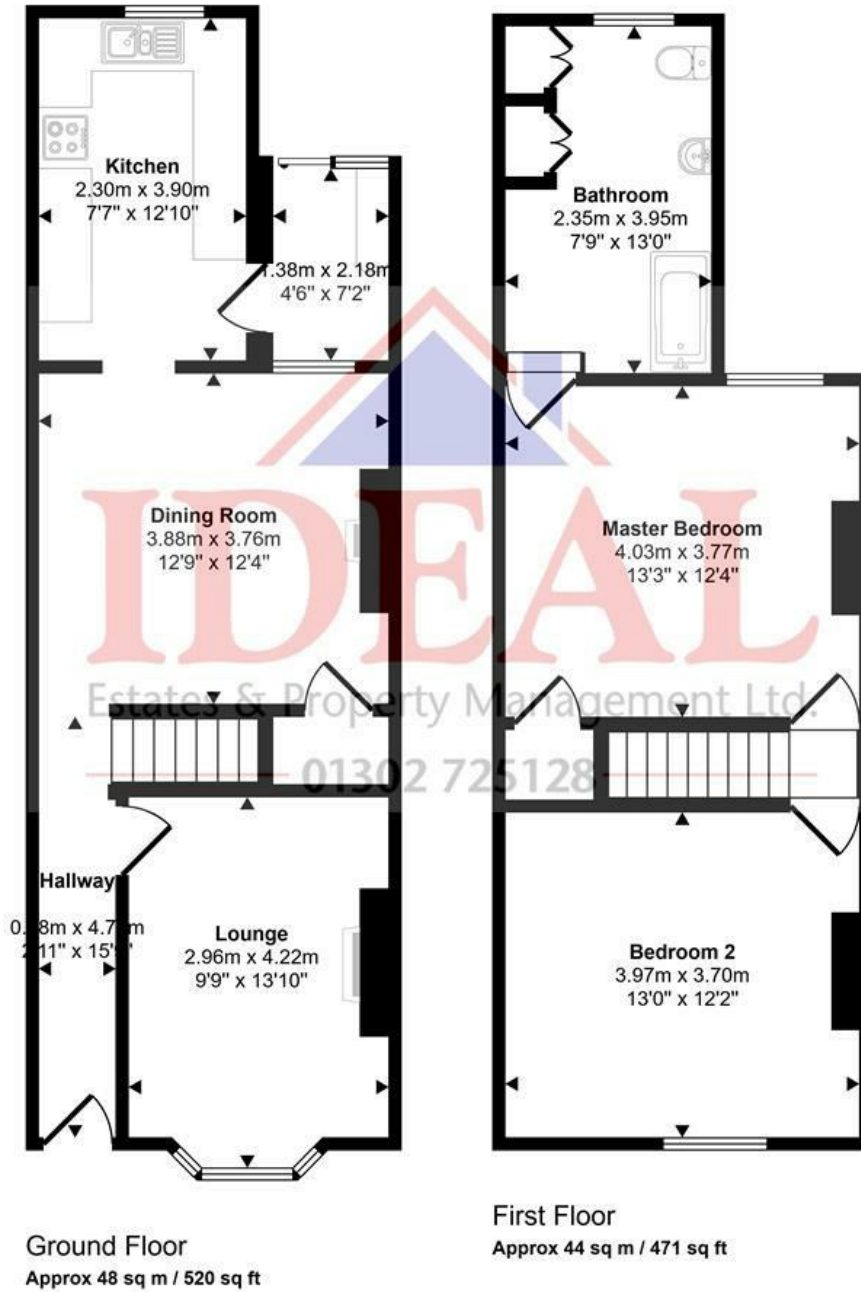


Directions



Floor Plan

Approx Gross Internal Area
92 sq m / 992 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
69	87		

Energy Efficiency Rating Legend:
 A (92 plus) - Very energy efficient - lower running costs
 B (81-91)
 C (69-80)
 D (55-68)
 E (39-54)
 F (21-38)
 G (1-20) - Not energy efficient - higher running costs

Environmental Impact (CO₂) Rating Legend:
 A (81-91) - Very environmentally friendly - lower CO₂ emissions
 B (69-80)
 C (55-68)
 D (39-54)
 E (21-38)
 F (1-20) - Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC