



Southfield Road, Armthorpe, DN3
Doncaster

Offers in the Region of
£110,000



Bedrooms: 2

Bathrooms: 1

Receptions: 1

For Sale: 2-Bed First Floor Apartment – Tenants In Situ |
Armthorpe, Doncaster

Price: £110,000

Rent: £575 pcm (scope to increase to current local
market rate ~£700+)

Tenure: Share of freehold | No service charge | £25
annual ground rent

This modern 2-bedroom first floor apartment is offered
with tenants in situ, providing instant rental income. The
current tenant is paying £575pcm, but there's clear
potential for uplift to reflect current rental demand in the
area.

The property includes:

Spacious double bedroom

Large single bedroom

Open-plan kitchen/lounge

Modern bathroom

Access to shared garden space

Why Armthorpe?

Armthorpe is a solid choice for buy-to-let investors:

Strong rental demand – Located just 4 miles from
Doncaster city centre, Armthorpe attracts renters looking
for affordability and access to key transport links (M18,
A630, local bus routes).

Low entry price – Offers better yields compared to many
parts of Doncaster and South Yorkshire.

Local amenities – Shops, schools, gyms and retail parks
nearby.

Tenant appeal – Popular with working professionals and
small families.

No service charges – Keeps ongoing costs low and
margins high.

Yield snapshot:

£575 pcm = ~6.3% gross yield

