



**2 Bed
House - Mid
Terrace
located in**

Guide Price £90,000



**Moss
Properties**

36 Sylvester Avenue Doncaster DN4 8AH



Guide Price £90,000 - £100,000

A two-bedroom end-terrace that blends comfort, practicality and everyday convenience – making it an ideal choice for first-time buyers, downsizers or investors looking for strong rental appeal.

Inside, the home offers a welcoming lounge with stylish décor and a feature fireplace, perfect for relaxing at the end of the day. The adjoining dining room provides a sociable space for mealtimes or hosting friends, with the added benefit of cellar access for extra storage. The kitchen is fitted with an oven and hob, generous cupboard space and room for appliances – a practical layout for busy daily routines.

Upstairs, two well-sized bedrooms provide a comfortable nighttime retreat, with a modern bathroom featuring a shower over bath. Outside, the private rear garden/courtyard creates a low-maintenance spot for fresh air, pets, or a quiet coffee.

The property also benefits from a fully boarded attic space, complete with a radiator and Velux window – offering excellent additional usable space for storage, hobbies or a quiet workspace.

Balby is loved for its community feel and everyday convenience, with everything you need close by. Asda Doncaster (7 minutes), Lidl, and B&M are just a short trip away, while local cafés, takeaways and independent shops add to the area's charm. Commuters benefit from quick access to Doncaster City Centre, the A1(M) and regular bus routes connecting the wider area.

For families, Balby Central Primary Academy and Waverley Academy (both rated Good by Ofsted) are under five minutes away, making morning drop-offs smoother and keeping school runs stress-free. Weekend walks or playtime are easily covered too, with Westfield Park within walking distance – offering green lawns, play areas and space to unwind.

With its homely feel, lifestyle convenience and strong local demand, this property offers a well-rounded opportunity in a popular Doncaster community – whether you're stepping onto the ladder, looking to downsize or seeking a reliable rental investment.

MATERIAL INFORMATION

Part A - Key Facts

- Tenure: Freehold
- Council Tax Band: C (Doncaster Council)
- EPC Rating: D (68)
- Property Type: End-terrace
- Floor Area: Approx. 788 sq. ft (394 sq. ft per floor)

Part B - Property Details

- Bedrooms: 2
- Bathrooms: 1
- Reception Rooms: 2
- Parking: On-street
- Heating: Gas central heating
- Electricity: Mains electricity
- Water & Drainage: Mains water + mains drainage

Part C - Material Information (Vendor Advised)

Building Safety

- No known structural or building safety concerns.
- No known fire safety issues.

Planning, Works & Restrictions

- No planning applications submitted.
- No building regulations approvals required for any works completed.
- No known restrictive covenants, easements or rights affecting the property.
- Access note: Right of way down Sylvester Avenue (residential access).

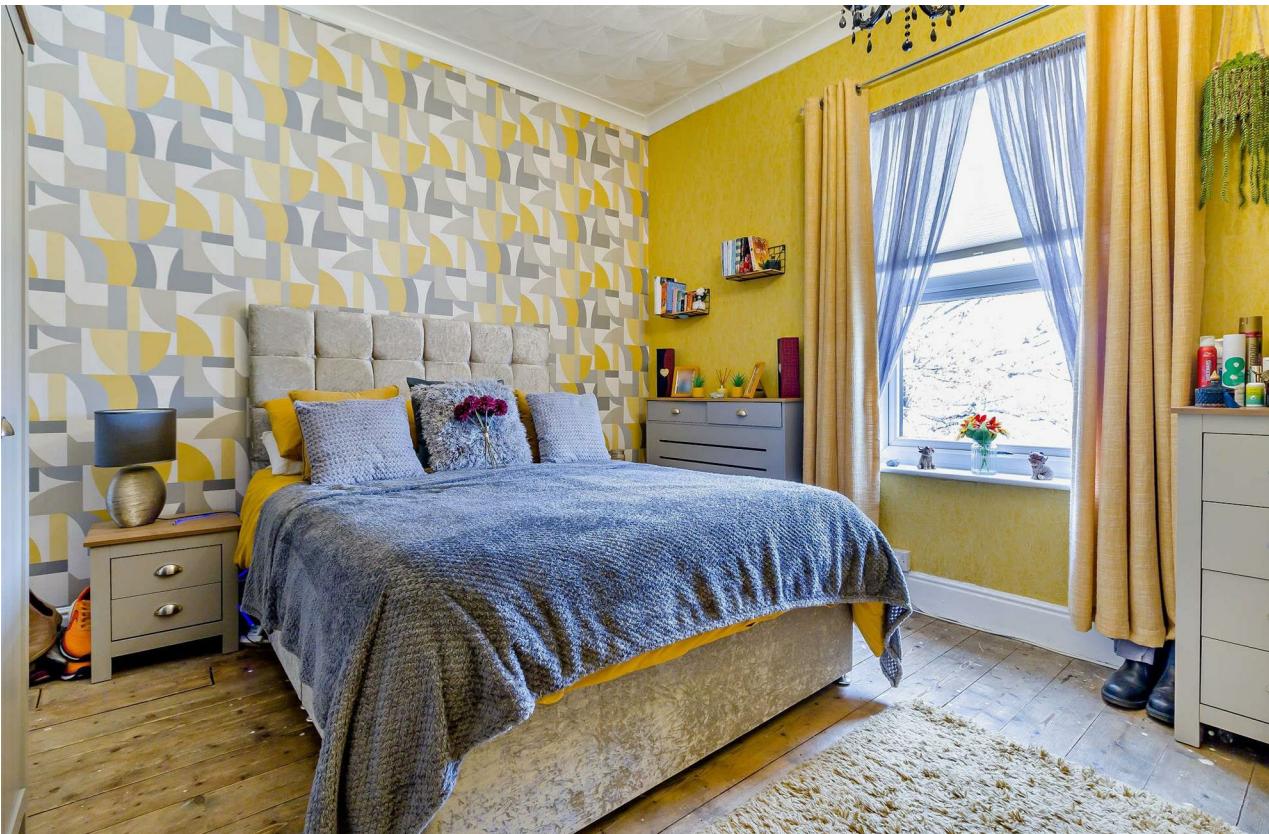
Environmental & Location Factors

- Not in a known flood risk or erosion area.
- No known contamination issues.
- Not in a designated radon-affected area.
- No nearby landfill or environmental hazard known to the vendor.
- Standard brick-built construction.

Mining, Ground & Infrastructure

- No known coal or mining risk.
- Not within a Coal Authority reporting zone.

Connectivity



Broadband:

- Full Fibre (FTTP) available in the area.
- Buyers can check speeds via the Openreach Fibre Checker.
<https://www.openreach.com/fibre-checker/my-products>

Utilities & Services

- Gas: Mains gas connected.
- Electric: Mains electricity
- Water: Mains water.
- Drainage: Mains sewer connection.

Accessibility

- Internal stairs to first floor.
- No specific disabled adaptations.

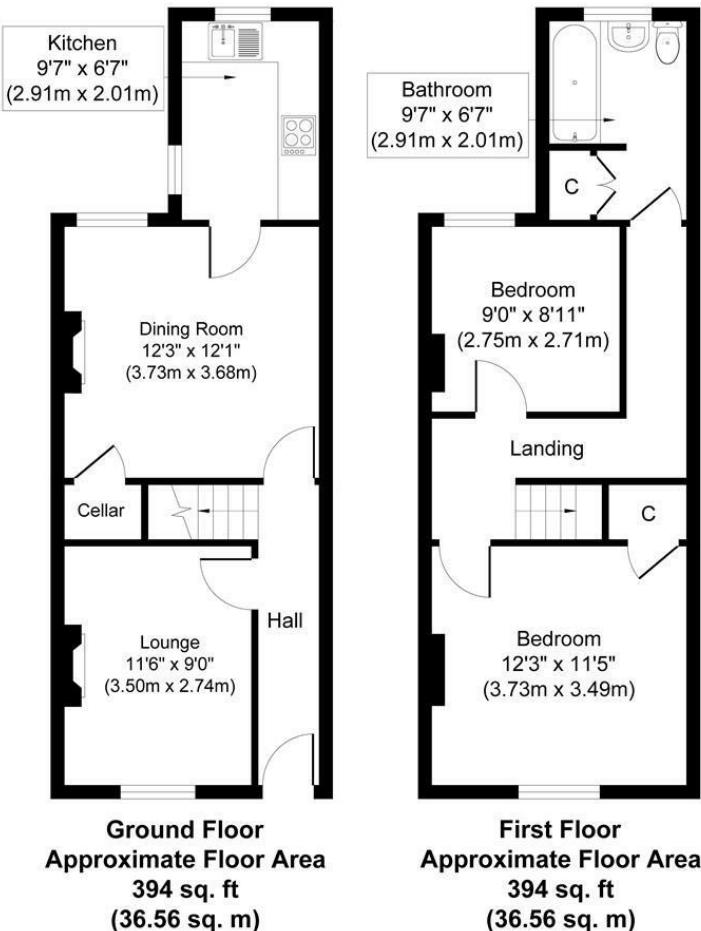
All information above has been provided by the seller and should be verified by prospective purchasers. This material information is supplied in accordance with Trading Standards and the Consumer Protection Regulations.

Please be aware that both sellers and buyers will incur a £70 inc VAT fee per person, for the completion of Anti-Money Laundering verifications under the regulations we have to follow.

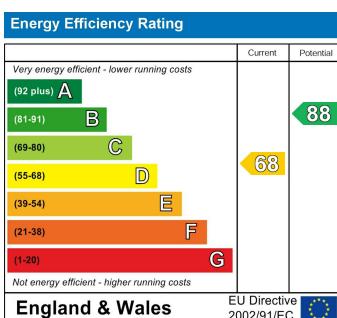
Upon receipt of any offer, these steps will follow.

1. Any offer put forward will be qualified by Anita, our independent financial advisor who will give you a call to discuss how you will be funding this purchase.
2. We require proof of your finances for your purchase. This will be evidence of where your cash is held e.g. bank statement, proof of mortgage/mortgage in the principal or if your finances are from a sale on a property, we will require details of your solicitor acting for you to confirm.
3. Once a sale is agreed you will then be required to provide solicitor details. We can provide you with a competitive conveyancing quote.

DIRECTIONS



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for the sole purpose of giving an indication of the layout for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency. Copyright V360 Ltd 2025 | www.houseviz.com



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