



Ellerker Avenue, Hexthorpe Doncaster

welcome to

Ellerker Avenue, Hexthorpe Doncaster

Attention investors! This well-presented two bedroom mid-terraced property is offered to the market with a tenant in situ, generating a current rental income of £525 PCM, providing an approximate gross annual yield of 7%. Ideally located close to a range of local amenities, shops and schools.



Lounge

With a front facing exterior door, a central heating radiator and a front facing double glazed window. There is laminate flooring, stairs which rise to the first floor landing and open access into the dining room.

Dining Room

With a chimney breast, a rear facing double glazed window, a central heating radiator and continued laminate flooring from the lounge.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the sink and drainer. The kitchen has a four ring electric hob with a cooker hood above, an electric oven and grill, splashback tiling, plumbing for a washing machine and space for a fridge-freezer. There is access to the storage pantry, a side facing double glazed window, a central heating radiator and a further side facing door to the garden.

First Floor Landing

Bedroom One

With a front facing double glazed window and a central heating radiator.

Bedroom Two

With a rear facing double glazed window, a central heating radiator, a useful storage cupboard and access through to the family bathroom.

Bathroom

Situated off bedroom two and is fitted with a low flush W.C, a wash hand basin with mixer tap and bath with shower over. There is tiling to the walls, a useful storage cupboard and a rear facing obscure double glazed window.

Outside

To the rear there is a hard landscape artificial courtyard style garden. There is fencing to the perimeter and a gate to the rear service lane.

Additional Information

The vendor has made us aware that the property is to be sold with tenant in situ.

Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Ellerker Avenue, Hexthorpe Doncaster

- TWO BEDROOM MID-TERRACED HOME
- IDEAL INVESTMENT OPPORTUNITY
- SOLD WITH TENANT IN SITU
- ENCLOSED REAR GARDEN
- OPEN PLAN LOUNGE DINER

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£85,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126781 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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