

## Somerset Road, Hyde Park, Doncaster, DN1 2BN

Offers In Region Of £90,000

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A BUY-TO-LET OPPORTUNITY for INVESTORS. Being SOLD with a TENANT IS SITU. Achieving £650pcm (approx. 8.6% yield), with good access to Doncaster city centre, transport links and local amenities.

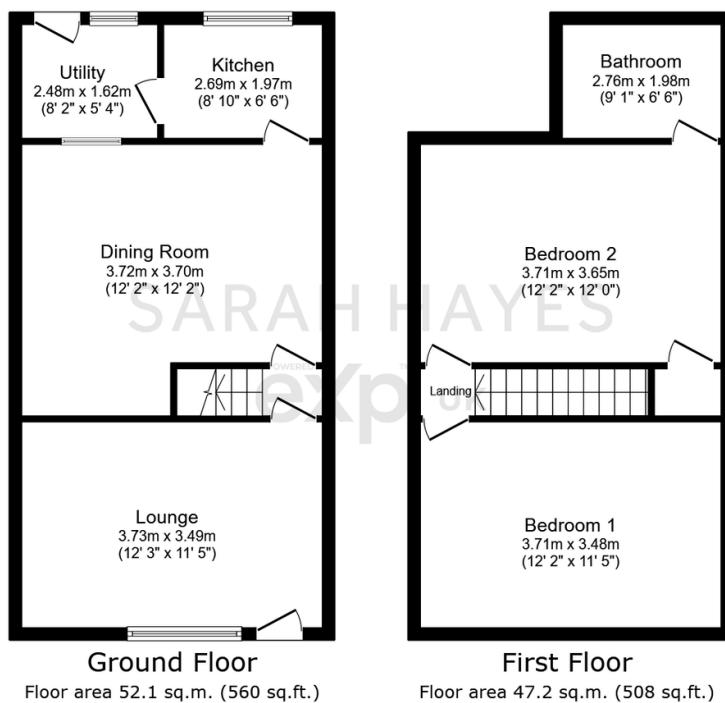
Gas Certificate valid till April 2026

EICR valid till January 2031 EPC valid till February 2023

TENURE - Freehold. EPC rating is D. Council Tax Band A

## Key Features

- QUOTE SH0316 WHEN CALLING TO ENQUIRE OR BOOK A VIEWING
- £650PCM / £7,800 PER ANNUM
- TWO DOUBLE SIZE BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN
- NEAR DONCASTER CITY CENTRE & LOCAL AMENITIES
- TENANTED INVESTMENT, INCOME FROM DAY ONE
- TENANT LIVED HERE SINCE APRIL 2023
- TWO GOOD SIZE RECEPTION ROOMS
- MANAGED BY A LOCAL LETTINGS AGENCY
- GOOD TRANSPORT LINKS / EASY ACCES TO M18 / A1 MOTORWAYS



Total floor area: 99.2 sq.m. (1,068 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)