

3 & 3a South Parade

Thorne DN8 5DY

Offers Around £140,000

FREEHOLD

INVESTMENT OPPORTUNITY - A Freehold building comprising of two one bedroom flats with a large gated driveway and courtyard to the rear. Combined rental income of £870 pcm. Great location in the town centre. EPC rating C for both flats. Please note the property is being sold as an ongoing investment due to landlords retirement, with the existing tenants only.





• INVESTMENT OPPORTUNITY • FREEHOLD BUILDING • Two x One bedroom flats • Combined rental income of £870 pcm

INFORMATION

The property is being sold with the existing tenants, with each flat achieving £435 per calendar month. This is a genuine sale due to the landlords retirement.

COMMUNAL ENTRANCE HALL

Front timber entrance door leading into a communal entrance hall. Doors leading off to the ground floor and first floor flat.

GROUND FLOOR FLAT - No 3

ENTRANCE HALL

Doors off to lounge, kitchen and bathroom.

LOUNGE/DINER

15'8" x 11'10"

Front facing UPVC double glazed window. Laminate floor. Radiator.

KITCHEN

11'11" x 5'4"

Rear UPVC double glazed entrance door. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Free standing electric cooker and fridge freezer. Space and plumbing for washing machine. Radiator. Door leading into the bedroom.

BEDROOM

11'11" x 9'11"

Rear facing UPVC double glazed window. Laminate floor. Radiator.

BATHROOM

8'5" x 5'11"

Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls. Radiator. Cupboard housing the wall mounted gas combi boiler.

FIRST FLOOR FLAT - No 3a

Entrance door and staircase leading onto the landing.

LANDING

Rear facing UPVC double glazed window. Useful storage cupboard. Doors off to all rooms.

LOUNGE

12'1" x 11'0"

Front facing UPVC double glazed window. Radiator. Please note the tenant is using this as a bedroom as shown on the photographs.





• Large gate driveway and parking • EPC ratings of C for each flat • Close to town centre • For sale with existing tenants only

BEDROOM

11'0"x 9'6"

Front facing UPVC double glazed window. Radiator. Please note the tenant is using this as a lounge as shown in the photographs.

KITCHEN

11'5" x 7'5"

Side facing UPVC double glazed window. Fitted with a range of wall and base units with laminate worksurfaces incorporating a stainless steel sink and drainer with splashback tiling. Free standing electric cooker. Space and plumbing for washing machine. Radiator.

BATHROOM

11'3" x 4'11"

Rear facing UPVC double glazed window. Fitted with a three piece suite comprising of a panelled bath with mixer tap shower attachment, pedestal wash hand basin and w.c. Tiled walls. Radiator. Built-in storage cupboard housing the wall mounted gas combi boiler.

OUTSIDE

There is vehicular access through a set of wrought iron and composite gates that lead from Ellison Street into the large rear courtyard providing ample parking for multiple vehicles. There are walled and timber panelled fenced boundaries with a concrete seating area and a wrought iron pedestrian gate to the side leading back to South Parade.

INFORMATION

Broadband

Basic 18 Mbps

Superfast 62 Mbps

Ultrafast 2000 Mbps













Additional Information

Local Authority - Doncaster

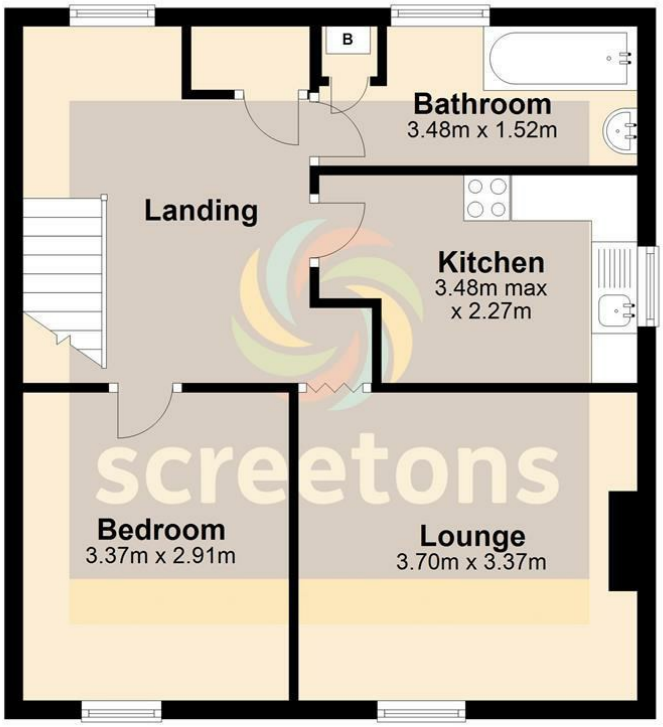
Tenure - Freehold

Viewings - By Appointment Only

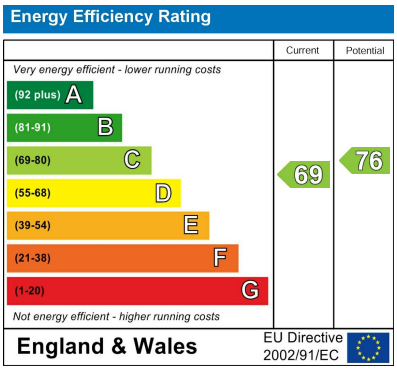
Ground Floor Flat



First Floor Flat







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Thorne Sales
94 King Street
Thorne
Doncaster
South Yorkshire
DN8 5BA

01405 816893
thorne@screetons.co.uk
www.screetons.co.uk