



**New Park Estate, Stainforth Doncaster DN7 5BW**

**welcome to**

**New Park Estate, Stainforth Doncaster**

Attention Investors- If you're looking for a ready to go rental, look no further. With well-presented interiors throughout, a popular location close to local schools and amenities with tenants in situ- if you want to add this large, well kept and looked after property to your portfolio get in touch.



### **Entrance Hall**

Including laminate floor covering and a central heating radiator.

### **Lounge/ Diner**

20' 3" x 12' 2" max ( 6.17m x 3.71m max )

Comprising of both front and rear facing double glazed windows, laminate floor covering and two central heating radiators.

### **Kitchen**

14' 8" x 9' 7" ( 4.47m x 2.92m )

The fitted kitchen, including both wall and base units, features a rear facing double glazed window, a storage space, tiled splash back, a central heating radiator and laminate floor covering.

### **Landing**

Including laminate floor covering, storage space housing the boiler and loft access.

### **Bedroom One**

12' 9" max x 11' 5" ( 3.89m max x 3.48m )

Comprising of a central heating radiator, a rear facing double glazed window and laminate floor covering.

### **Bedroom Two**

8' 8" x 12' 7" ( 2.64m x 3.84m )

Featuring a front facing double glazed window, a central heating radiator and laminate floor covering.

### **Bedroom Three**

8' 9" max x 7' 9" ( 2.67m max x 2.36m )

Comprising of a front facing double glazed window, a central heating radiator and carpet floor covering.

### **Bathroom**

Featuring a WC, wash hand basin, a rear facing double glazed window, a central heating radiator, a shower over the bath and vinyl floor covering.

### **Rear Garden**

Featuring a decked area, a paved area, a pergola, an astro turf area and an outdoor tap. The property also includes off road parking with gated access.

### **Garage**

With electric supply and a side facing double glazed window.



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## New Park Estate, Stainforth Doncaster

- Offers In the Region of £112,500
- TENANTS IN SITU.
- Three Bed Linked Property.
- Well Presented Through Out.
- Popular Location.

Tenure: Freehold EPC Rating: C  
Council Tax Band: A

offers in the region of  
**£112,500**



Please note the marker reflects the  
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HTF106173](http://williamhbrown.co.uk/Property/HTF106173)



Property Ref:  
HTF106173 - 0006

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