



Ramsden Road, Hexthorpe Doncaster

welcome to

Ramsden Road, Hexthorpe Doncaster

Attention investors! With opportunity to purchase with tenant in situ at £550pcm is this two bedroom well presented mid-terrace home, with close links to the city centre, a generous rear garden and two reception rooms. Attractive investment opportunity.



Lounge

With a front facing double glazed exterior door giving access into the lounge, there is a front facing double glazed window, coving to the ceiling, a central heating radiator and stairs which rise to the first floor landing.

Dining Room

With a rear facing double glazed window, a central heating radiator and a open archway into the kitchen. A door provides access to the cellar.

Kitchen

Fitted with a range of wall and base units with coordinating worktops which incorporates the sink and drainer with mixer tap. There is a cooker hood, a four rig gas hob, space for a oven and grill, plumbing for a washing machine and space for a fridge freezer. There is a side facing external door to the rear garden, a rear facing double glazed window and a wall mounted boiler.

First Floor Landing

With a central heating radiator and spotlights to the ceiling.

Bedroom One

With a front facing double glazed window, a central heating radiator, a loft hatch and a storage cupboard.

Bedroom Two

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

Bathroom

Fitted with a low flush W.C, a hand wash basin and a panelled bath. There is partial tiling, a heated towel rail and rear facing obscured double glazed window.

Outside

To the front of the property there is on street parking, whilst to the rear there is a sheltered porch with a generous lawned garden, a footpath and a rear gate to the surface lane.

Additional Information

The vendors are wanting to sell with tenant in situ - current rent is £550PCM.



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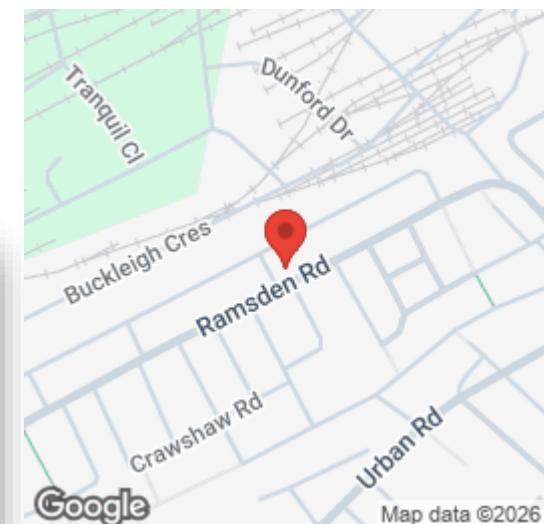
Ramsden Road, Hexthorpe Doncaster

- TWO BEDROOM MID-TERRACE HOME
- IDEAL INVESTMENT OPPORTUNITY
- OPPORTUNITY TO PURCHASE WITH TENANT IN SITU
- RENTAL POTENTIAL OF £550PCM WITH A GROSS ANNUAL YIELD OF OVER 7%
- TWO RECEPTION ROOMS

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£85,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
DCR125752 - 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.



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