



West End Terrace, New Rossington Doncaster

welcome to

West End Terrace, New Rossington Doncaster

An excellent investment opportunity with a tenant in situ currently generating £950 PCM. This three bedroom mid-terraced property is ideally located close to supermarkets, schools and amenities. Offering spacious accommodation, allocated parking and excellent access to the M18 motorway network.



Entrance

Entered via a front facing entrance door with access to the lounge and downstairs WC.

Downstairs W.C.

Fitted with a low flush WC, a wash hand basin, a central heating radiator and a front facing opaque window.

Lounge

A spacious reception room featuring a front facing UPVC double glazed window, two central heating radiators, decorative coving and an attractive feature fireplace with electric fire inset. Stairs rise to the first floor landing.

Dining Kitchen

Fitted with a range of wall, base and drawer units with roll-edge work surfaces housing the stainless steel sink with mixer tap. Integrated cooking facilities include a four ring gas hob with electric oven beneath and extractor hood above. There is a rear facing UPVC double glazed window overlooking the garden with rear facing French doors, plumbing for a washing machine and space for fridge-freezer.

First Floor Landing

Providing access to all bedrooms and the family bathroom.

Bedroom One

With a front facing double glazed window, fitted wardrobes, a central heating radiator and access to the en-suite shower room.

En-Suite Shower Room

Comprising of a shower cubicle, a pedestal wash hand basin and low flush WC. There is an extractor fan, a central heating radiator and shaver point.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a three piece suite comprising of a panelled bath with shower over, a pedestal wash hand basin and low flush WC. Finished with a central heating radiator and a rear facing opaque double glazed window.

Outside

To the front of the property is an open front garden area. The enclosed rear garden has been designed for low maintenance and offers an ideal outdoor space with an outside tap. The property further benefits from an allocated off-street parking space to the rear situated off The Potteries.

Additional Information

The vendor has advised that they intend to sell the property with the tenant remaining in situ. Should a sale be agreed, it is the vendor's intention for the tenancy to continue through to completion, subject to the purchaser's agreement.

Agent's 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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West End Terrace, New Rossington Doncaster

- IDEAL INVESTMENT OPPORTUNITY
- TENANT IN SITU CURRENTLY PAYING £950 PCM
- NO ONWARD CHAIN
- MASTER BEDROOM WITH EN-SUITE
- SPACIOUS LOUNGE

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

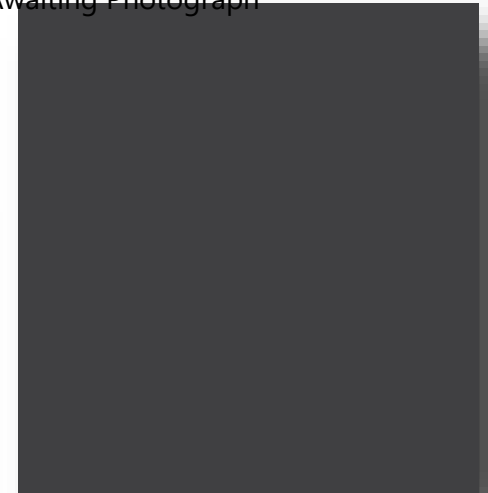
Ground Rent: 190.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126919 - 0004

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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