

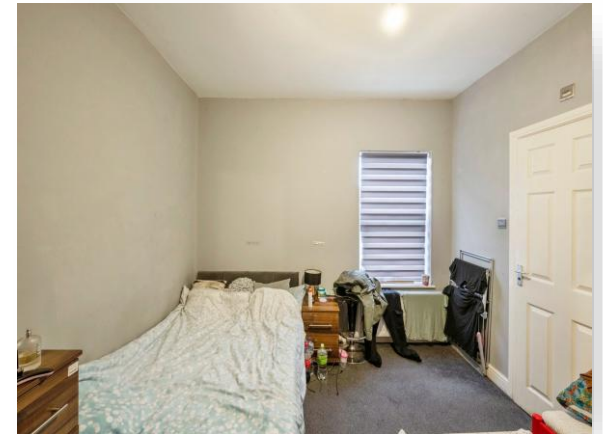


Baxter Avenue, Doncaster

welcome to

Baxter Avenue, Doncaster

Ideal prime city investment opportunity is this five bedroom HMO with five en-suites. The property has a gross potential annual income of £32,500 providing a gross annual yield of approximately 17.5% subject to full occupancy. Situated close to a range of local amenities and transport links.



Entrance

With a front facing composite door which provides access into the entrance hallway, which has stairs rising to the first floor landing and access to two of the bedrooms and the communal kitchen.

Bedroom One

14' 8" x 9' 3" (4.47m x 2.82m)

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

En-Suite Shower Room

Fitted with a low flush WC, a hand wash basin with mixer tap, a tiled shower cubicle with shower and a central heating radiator.

Bedroom Two

18' 7" x 7' (5.66m x 2.13m)

With a rear facing double glazed window, a central heating radiator, a storage cupboard and access to the en-suite shower room.

En-Suite-Shower Room

Fitted with a corner shower cubicle with shower, a central heating radiator, a hand wash basin with mixer tap and a low flush WC.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m)

Fitted with a range of wall and base units with coordinating worktops which incorporates a sink and drainer with mixer tap. The kitchen has a four ring gas hob with electric oven and grill, plumbing for a washing machine and space for a fridge and freezer. The kitchen hosts a decorative tiled floor, splashback tiling with area for a breakfast bar, a rear facing double glazed window and a rear facing door which provides access into the rear garden.

First Floor Landing

Bedroom Three

16' 8" x 10' 11" (5.08m x 3.33m)

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

En-Suite Shower Room

Fitted with a shower cubicle with shower, a hand wash basin on a vanity unit with mixer tap and a low flush WC.

Bedroom Four

14' 9" x 9' 3" (4.50m x 2.82m)

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

En-Suite Shower Room

With a low flush WC, a hand wash basin on a vanity unit with mixer tap, and a shower cubicle with shower.

Bedroom Five

16' 11" x 7' (5.16m x 2.13m)

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

En-Suite Shower Room

With a low flush WC, a hand wash basin with mixer tap, and a shower cubicle with shower.

Outside

With steps up to the front entrance, whilst to the rear there is a hard-standing courtyard which has access to the WC and a rear gate provides access to the rear service lane.

Outside W.C.

Fitted with a high flush WC.



view this property online williamhbrown.co.uk/Property/DCR124874



welcome to

Baxter Avenue, Doncaster

- FIVE BEDROOM MID-TERRACE HMO
- IDEAL INVESTMENT OPPORTUNITY
- EN-SUITE TO EACH BEDROOM
- CLOSE TO THE CITY CENTRE
- COURTYARD STYLE GARDEN

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

£180,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/DCR124874](https://www.williambrown.co.uk/Property/DCR124874)



Property Ref:
DCR124874 - 0005

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.



william h brown



01302 327121



doncaster@williambrown.co.uk



4-5 Kingsway House, Hall Gate, DONCASTER,
South Yorkshire, DN1 3NX



[williambrown.co.uk](https://www.williambrown.co.uk)