



Manor Estate, Toll Bar Doncaster

welcome to

Manor Estate, Toll Bar Doncaster

Attention investors! An excellent opportunity has arisen to acquire this three bedroom end terrace family home. The property benefits from off road parking, multiple reception rooms, and a ground floor W.C, and is currently achieving a rental income of £600 PCM.



Entrance Hall

With a front facing exterior door and access through to the ground floor W.C.

Ground Floor W.C

Fitted with a W.C, a hand wash basin and wall to floor tiling. There is a side facing obscured double glazed window and a central heating radiator.

Lounge

With a front facing double glazed window, a central heating radiator, laminate flooring and a rear facing double glazed window.

Kitchen

Fitted with a range of wall and base units with coordinating worksurfaces housing the sink and drainer. There is space for a free standing electric oven with cooker hood above, plumbing for a washing machine and space for a fridge freezer. There is complimentary splashback tiling, a central heating radiator, a front facing double glazed window and tiled flooring.

Dining Room

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

Rear Lobby

With access through to the conservatory, a useful storage cupboard, stairs which rise to the first floor landing and a central heating radiator.

Conservatory

With rear facing French doors and rear facing and side facing double glazed windows providing an abundance of natural light.

First Floor Landing

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

Bedroom One

With front and rear facing double glazed windows and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

With a front facing obscured double glazed window, a low flush W.C, a wash hand basin and a panelled bath with shower over. There is tiling to the walls and floor and an extractor fan.

Outside

To the front there is a driveway providing off road parking, whilst to the rear there is a graveled and lawned garden with fencing to the perimeter.

Information

The vendor has made us aware that the property is to be sold with tenant in situ.

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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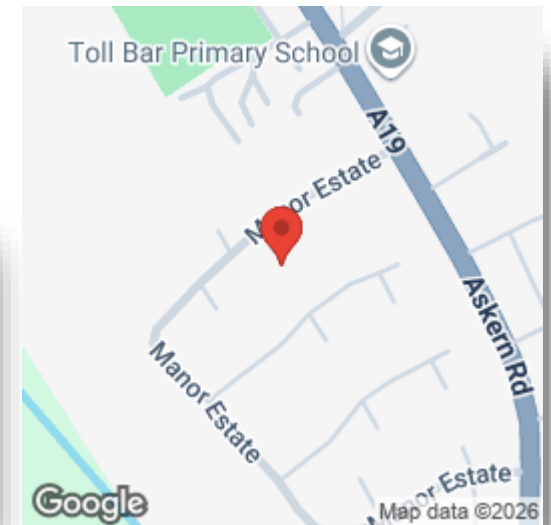
Manor Estate, Toll Bar Doncaster

- SOLD WITH TENANT IN SITU
- THREE BEDROOM END-TERRACE
- DRIVEWAY PROVIDING SPACIOUS OFF ROAD PARKING
- LOUNGE AND DINING ROOM
- GROUND FLOOR W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR126502 - 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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