



Daw Lane, Bentley Doncaster

welcome to

Daw Lane, Bentley Doncaster

Attention investors! This two double bedroom mid-terrace home is available to purchase with tenant is situ with a rental potential of £625pcm. The property benefits from close links to a range of local amenities, Doncaster the city centre and Bentley train station.



Entrance Porch

With a front facing exterior door and access the entrance hall.

Entrance Hall

With laminate flooring and a side facing double glazed window.

Lounge

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

Inner Hall

With stairs which rise to the first floor landing.

Dining Room

With a rear facing double glazed window, laminate flooring and access through to the kitchen.

Kitchen

Fitted with a range of high gloss wall and base units with coordinating worksurfaces which incorporates the sink and drainer with mixer tap. There is a electric hob with space for an electric oven and grill, a tiled floor, plumbing for a washing machine and a built in fridge. There is rear facing double glazed window and a side door which provides access to the rear garden.

First Floor Landing**Bedroom One**

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

Bedroom Two

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

Bathroom

With a side facing obscured double glazed window, a panalled bath with shower over, a built in storage cupboard and a wash hand basin. There is tiled flooring, a central heating radiator and a side facing obscured double glazed window.

W.C

With a side facing obscured double glazed window and a low flush W.C

Outside

To the front there is a gated enclosed courtyard with access to the entrance porch. To the rear of the property there is a hard landscape garden and a rear patio and access to the rear service lane.

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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welcome to

Daw Lane, Bentley Doncaster

- TWO BEDROOM MID-TERRACE
- ATTRACTIVE INVESTMENT OPPORTUNITY
- TENANT IN SITU
- RENTAL POTENTIAL OF £625 PCM
- LOUNGE AND DINING ROOM

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
DCR125799 - 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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