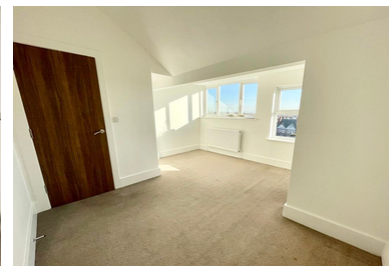
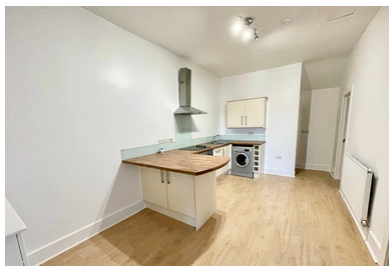


Anson Grove
Auckley
DN9 3QN
01302 867888



Thorne Road, Doncaster

£199,950

3Keys Property are delighted to offer for sale a 1 bedroom ground floor flat and a 2 bedroom 2nd floor flat complete with freehold which includes 2 other leasehold properties. The ground floor flat has a tenant in situ and the 2nd floor flat is offered with vacant possession. The package also includes 2 detached garages on site which can be rented out separately.

With a large communal garden and potential for further vehicle parking to the rear, these flats are offered in good condition and situated close to Doncaster City Centre. For further information on yield and freehold details, contact 3Keys Property 01302 867888.

- FREEHOLD WITH 1 & 2 BEDROOM FLAT
- WELL MAINTAINED THROUGHOUT
- PARKING TO THE REAR & COMMUNAL GARDENS
- EASY ACCESS TO MOTORWAY NETWORK
- WALKING DISTANCE TO TOWNFIELDS PARK
- GROUND FLOOR FLAT WITH TENANT IN SITU, 2ND FLOOR OFFERED WITH VACANT POSSESSION
- 2 DETACHED GARAGES
- SECURE INTERCOM ENTRY
- CLOSE PROXIMITY TO DONCASTER CITY CENTRE & DONCASTER ROYAL INFIRMARY
- CONTACT AGENT FOR YIELD AND FREEHOLD INFORMATION

PROPERTY DESCRIPTION

3Keys Property are delighted to offer for sale a 1 bedroom ground floor flat and a 2 bedroom 2nd floor flat complete with freehold which includes 2 other leasehold properties. The ground floor flat has a tenant in situ and the 2nd floor flat is offered with vacant possession. The package also includes 2 detached garages on site which can be rented out separately. With a large communal area and potential for further car parking to the rear, these flats are offered in good condition and situated close to Doncaster City Centre. For further information on yield and freehold details, contact the agent.

This Edwardian semi detached property has been converted into 4 flats, the current vendor owns the freehold for 4 flats and owns 2. They sit in communal grounds with a large garden to the front and rear. To the rear is a parking area for the property and 2 detached garages on site. There is a secure communal entrance to the property which has an intercom system.

ONE BEDROOM GROUND FLOOR FLAT

Spacious hallway entrance with carpet to floor, fitted wardrobe for coats, shoes and storage, single pendant light fitting and radiator. The hallway gives access to the kitchen, lounge, bathroom and bedroom.

The kitchen is rear aspect and overlooks the garden. Fully fitted with a range of floor and wall units and tiled splashbacks, integrated oven, hob, fridge/freezer, washing machine and dishwasher. Single pendant light fitting, radiator and vinyl floor covering.

Lounge has a large, beautiful front aspect bay window and feature fireplace. Fitted carpet to floor, radiator and single pendant light fitting. The spacious bedroom has a rear aspect bay window with carpet to floor, radiator and single pendant light fitting. The primary bathroom is fully tiled and comprises of a white bath tub, hand basin and wc. Vinyl floor covering to floor and single pendant light fitting.

TWO BEDROOM SECOND FLOOR FLAT

Open plan kitchen which is fully fitted with a range of floor and wall units with breakfast bar, integrated oven, hob, extractor fan, dishwasher, plumbing for washing machine, small store cupboard, vinyl floor covering, single pendant light fitting, radiator and loft access. The lounge is off the kitchen and situated to the front of the property with 2 windows, carpet to floor, single pendant light fitting and radiator. Bedroom 1 is rear aspect with carpet to floor, radiator, store cupboard housing boiler and single pendant light fitting. Bedroom 2 is also a double bedroom with side aspect window, carpet to floor, radiator and single pendant light fitting. The part tiled, rear aspect bathroom is fitted with a white suite comprising bath tub with mixer tap shower over, hand basin and wc. Heated towel rail, vinyl flooring and single pendant light fitting. This flat offers spectacular views over Town Moor to the Doncaster Racecourse.

EXTERNAL

Situated within walking distance of Doncaster City Centre and close to Doncaster Royal Infirmary, this property provides an ideal base for anyone needing to commute outside of Doncaster, or work within. The ground floor flat is currently achieving £595 pcm rent and we expect the second floor flat to achieve around £650 pcm. The garages could achieve an additional income stream if rented out separately.

Please contact 3Keys Property for the details regarding the freehold and lease information.

GROUND FLOOR FLAT MEASUREMENTS

LOUNGE

4.49m x 4.87m (14' 9" x 16' 0")

KITCHEN

2.59m x 3.48m (8' 6" x 11' 5")

BATHROOM

1.78m x 2.65m (5' 10" x 8' 8")



BEDROOM 1

HALLWAY

3.92m x 2.29m (12' 10" x 7' 6") MAXIMUM MEASUREMENT

2ND FLOOR 2 BEDROOM FLAT

KITCHEN

3.03m x 4.78m (9' 11" x 15' 8")

LOUNGE

4.04m x 4.87m (13' 3" x 16' 0")

BEDROOM 1

4.58m x 3.21m (15' 0" x 10' 6") MAXIMUM MEASUREMENT

BEDROOM 2

3.58m x 2.84m (11' 9" x 9' 4")

BATHROOM

1.60m x 1.44m (5' 3" x 4' 9") CHANGING TO 1.26m x 3.21m (4' 2" x 10' 6")

ADDITIONAL INFORMATION

TENURE: FREEHOLD - CONTACT AGENT FOR FURTHER DETAILS

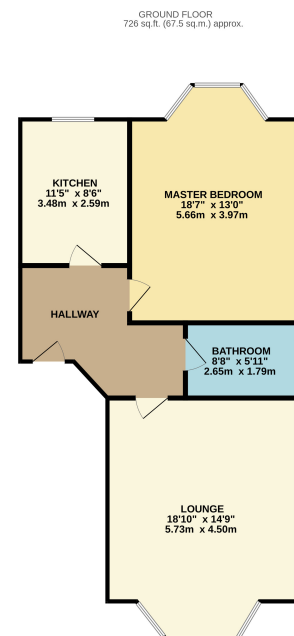
EPC: D FOR BOTH FLATS

COUNCIL TAX BAND: A

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon. Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order. We have not check rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the sale.

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. In order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers' identification



TOTAL FLOOR AREA: 726 sq.ft. (67.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with the prospective purchaser. The purchaser, upon the application, shall have the benefit and no guarantee as to their quantity or efficiency can be given.
Map with reference C1022