



**Kents Gardens  
Moorends  
Doncaster  
South Yorkshire  
DN8 4QD**

**Offers in Excess of £114,000**

**bettermove**



## Kents Gardens Doncaster

Bettermove are proud to present this 3 bedroom semi-detached house in Moorends, Doncaster. This property is available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, separate w/c and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden,annex containing a large workshop and function room with bar, perfect for enjoying the summer months.

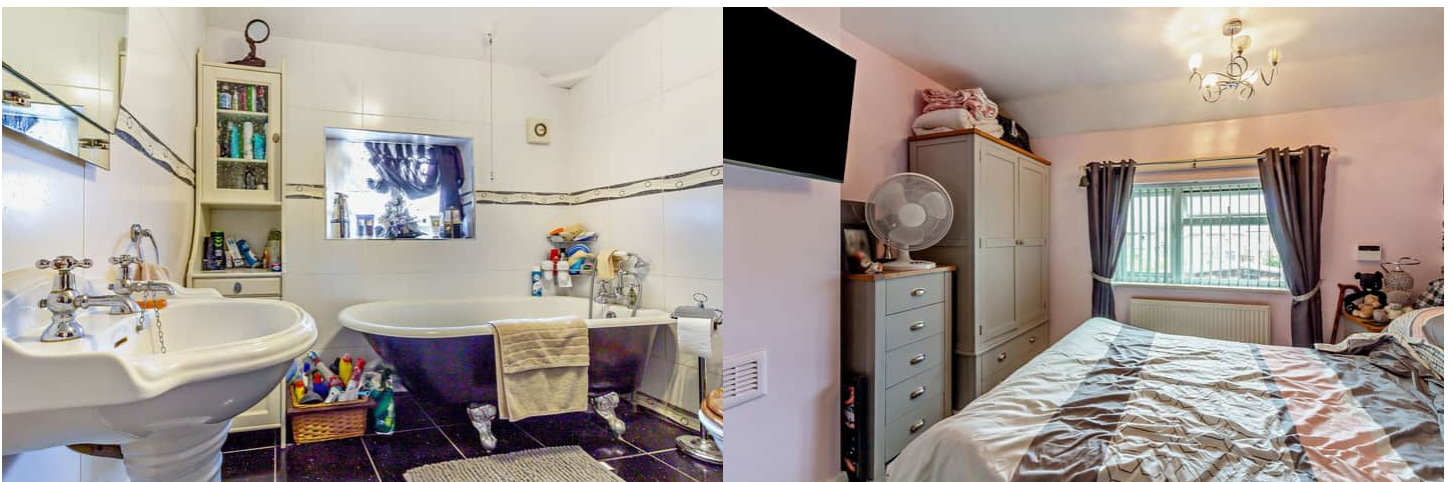
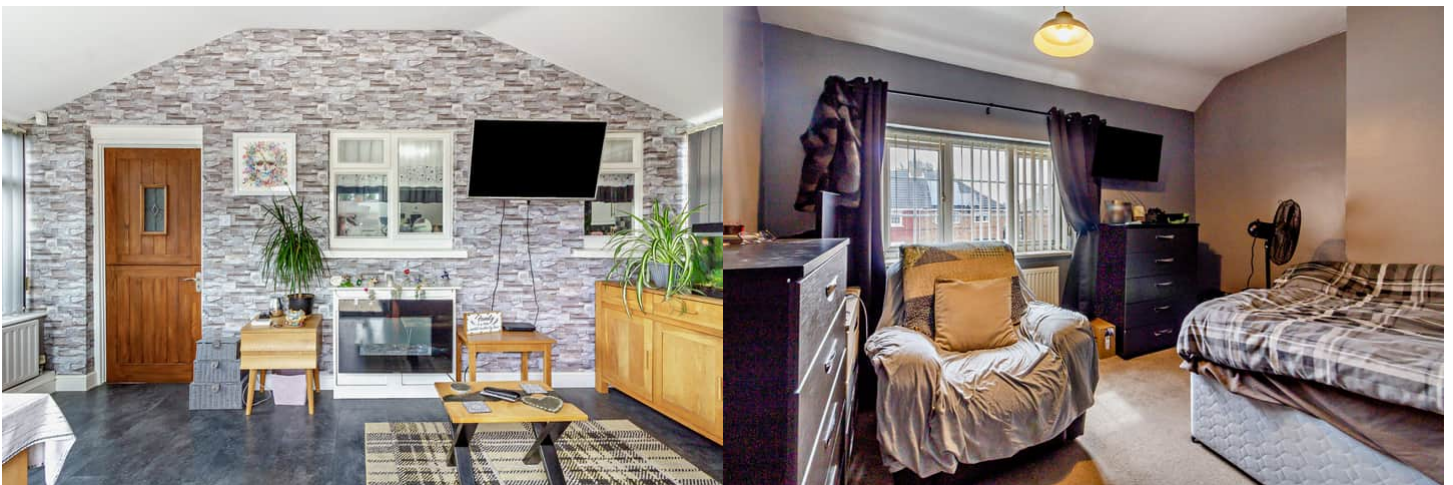
Located in the popular town of Moorends, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M18, Thorne North train station and many local bus routes.

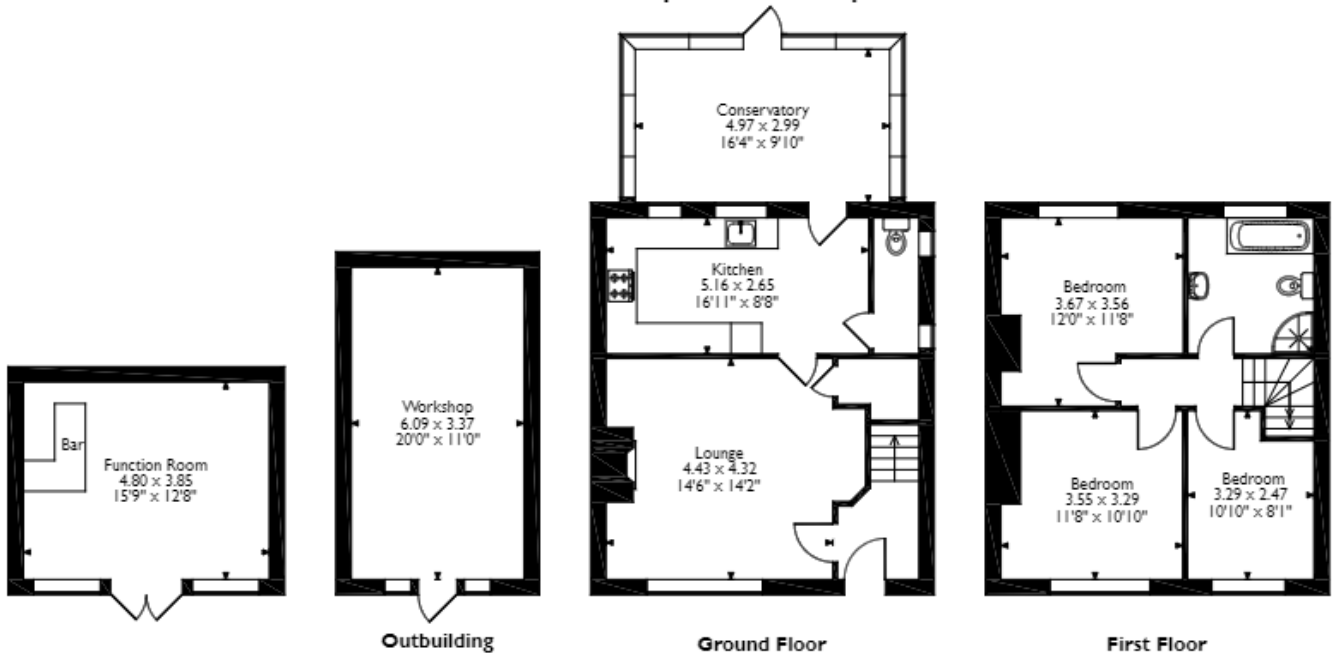
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Kents Gardens, Moorends, Doncaster  
 Approximate Gross Internal Area  
 Main House = 102 Sq M/1098 Sq Ft  
 Outbuildings = 39 Sq M/420 Sq Ft  
 Total = 141 Sq M/1518 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





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