



**Ellerker Avenue
Doncaster
South Yorkshire
DN4 0AZ**

Offers In Excess Of £72,500

bettermove

Ellerker Avenue

Doncaster

Bettermove are proud to present this 2 bedroom terraced house in Doncaster 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.

The council tax band is A.

The interior of this property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 2 bedrooms and the family bathroom. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular city of Doncaster, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A630, A18 and many local bus routes.

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





GROUND FLOOR
APPROX. FLOOR
AREA 37.0 SQ.M
(386 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.1 SQ.M
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 71.1 SQ.M (766 SQ.FT.)

Where necessary, efforts have been made to ensure the accuracy of the floor plan contained herein. Measurements of areas, lengths, widths and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any contractual purposes. The accuracy, suitability and application of any data contained herein shall be the responsibility of the user. © 2017

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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