



## Ings Lane, Doncaster

£65,000

**\*\*\*CALLING ALL INVESTORS - 10% YIELD\*\*\***  
2 bedroom apartment for sale with tenant in situ - 10.6% yield based on current rent pcm and sale price. 3Keys Property are delighted to offer this 2 bedroom first floor apartment on Ings Lane in Skellow, Doncaster to the open sales market. To view contact 3Keys Property, today, on 01302 867888.

- 2 BEDROOM 1ST FLOOR APARTMENT
- KITCHEN WITH INTEGRAL APPLIANCES
- BUILT IN WARDROBE TO MASTER BEDROOM
- ALLOCATED PARKING SPACE
- OPEN PLAN LOUNGE
- NO ONWARD CHAIN, OFFERED WITH VACANT POSSESSION
- TILED BATHROOM WITH SHOWER OVER BATH
- INTERNAL INTERCOM SYSTEM
- VISITOR PARKING
- EASY ACCESS TO LOCAL AMENITIES AND A1 MOTORWAY NETWORKS

## ENTRANCE HALL

With wood effect laminate flooring, radiator, 2 single pendant light fittings and 2 internal store cupboards, one with plumbing for washing machine and an intercom security system.

## OPEN PLAN LOUNGE WITH KITCHEN

3.15m x 6.04m (10' 4" x 19' 10") With wood effect laminate flooring, 2 front aspect windows, radiator, single pendant light fitting and spot lights to kitchen area. Kitchen is fitted with a range of floor and wall units with integrated oven, hob, extractor hood, and fridge freezer; single bowl sink unit with mixer tap and drainer.

## BEDROOM 1

2.94m x 3.61m (9' 8" x 11' 10") not including wardrobes. 2 front aspect windows, built in wardrobes, carpet to floor, single pendant light fitting and radiator.

## BEDROOM 2

2.68m x 4.10m (8' 10" x 13' 5") 2 front aspect windows, built in store cupboard housing boiler, carpet to floor, single pendant light fitting and radiator.

## BATHROOM

1.94m x 1.85m (6' 4" x 6' 1") White bathroom suite comprising of bath tub with shower over, handbasin, wc, part tiled walls, tiled flooring, spot lighting and heated towel rail.

## EXTERNAL

The apartment is based on the first floor of this development and is accessed by a secure communal entrance. To the rear of the property is private car park for Burgh House residents with an allocated parking space as well as visitor parking. The

apartment is well placed for easy access to the A1 motorway as well as local amenities.

## ADDITIONAL INFORMATION

TENURE: LEASEHOLD

GROUND RENT: £100 pa

MAINTENANCE: £1300 pa approximately

REMAINING TERM OF LEASE: 108 YEARS

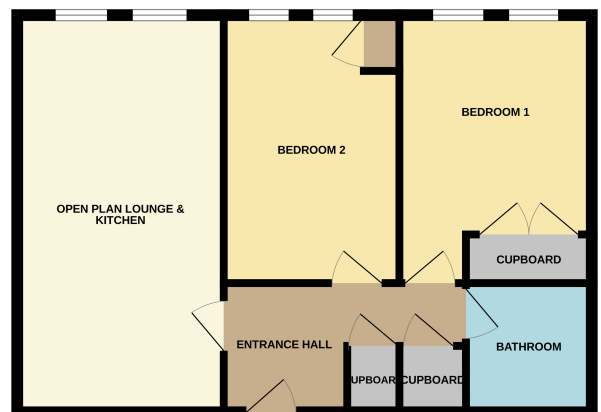
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COUNCIL TAX BAND: A

## DISCLAIMER

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

GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



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TOTAL FLOOR AREA: 573 sq. ft. (53.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and any other facts are approximate and not intended to be used for any purpose other than a guide. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time.  
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