



**Burgh House**  
**Ings Lane**  
**Skellow**  
**Doncaster**  
**South Yorkshire**  
**DN6 8QU**

**Offers In Excess Of £65,000**

**bettermove**

# Ings Lane Doncaster

Bettermove are proud to present this 2 bedroom third floor flat in Doncaster available with no forward chain - welcoming cash buyers only.

The property is currently tenanted and rental yields can be obtained through Bettermove.

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

The council tax band is A.

This is a leasehold property with 125 years on the lease from 2006; the ground rent is £100pa and the service charge is £1,400pa.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 2 bedrooms and the bathroom.

Located in the popular village of Skellow, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1, A19 and local bus and train routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

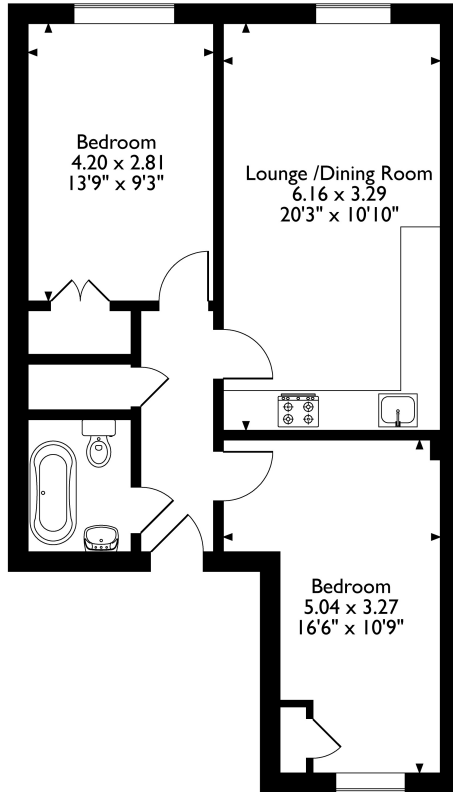
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

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.

The exclusivity fee is returned to you upon successful completion of the property.



Burgh House, Apartment 12, Ings Lane, Doncaste  
 Approximate Gross Internal Area  
 58 Sq M/ 624 Sq Ft



### Third Floor

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>	
(69-80)	<b>C</b>	
(55-68)	<b>D</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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