



Woodhouse Road, Wheatley Doncaster

welcome to

Woodhouse Road, Wheatley Doncaster

A buy to let opportunity to acquire this three bedroom extended semi-detached home, offered for sale with a long-standing tenant in situ paying £845 PCM. Conveniently located close to Doncaster Royal Infirmary, Doncaster City Centre and Wheatley Centre Shopping Park.



Entrance Hall

A welcoming entrance hall accessed via a front facing uPVC entrance door. Featuring laminate flooring, a useful understairs storage cupboard, a side facing double glazed window and stairs rising to the first floor accommodation.

Lounge

19' 5" x 11' 3" max (5.92m x 3.43m max)

A spacious and well-presented reception room with a front facing double glazed bay window providing plenty of natural light. Laminate flooring flows throughout, whilst a feature fireplace creates an attractive focal point with decorative coving to the ceiling and a central heating radiator.

Kitchen Diner

18' 9" x 14' 1" (5.71m x 4.29m)

A generous open plan kitchen dining space fitted with a range of wall and base units complimented by wooden work surfaces and tiled splashbacks. Incorporating a sink and drainer with mixer tap, gas hob and electric oven with space for a free-standing American fridge-freezer and plumbing for a washing machine. Benefiting from a side facing double-glazed window, a rear door and uPVC French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining.

First Floor Landing

With a side facing double glazed window and loft hatch.

Bedroom One

14' 5" x 9' 11" max (4.39m x 3.02m max)

A well-proportioned double bedroom with a front facing double glazed window and a central heating radiator.

Bedroom Two

11' 10" x 11' 1" max (3.61m x 3.38m max)

A spacious second double bedroom overlooking the rear garden, featuring a uPVC double glazed window and a central heating radiator.

Bedroom Three

7' 2" x 8' 7" (2.18m x 2.62m)

A comfortable single bedroom with a front facing uPVC double glazed window and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with electric shower over, a pedestal wash hand basin and low flush WC. Finished with a central heating radiator and a rear facing opaque double glazed window.

Outside

To the front of the property is a driveway providing off road parking. The enclosed rear garden has been designed for low maintenance and is predominantly paved, offering an ideal outdoor seating and entertaining space.

Additional Information

The vendor is open to selling to a buy-to-let investor and would welcome the opportunity for the current tenancy to continue, subject to the tenant's agreement to remain in occupation following completion.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Woodhouse Road, Wheatley Doncaster

- LONG-STANDING TENANT IN SITU PAYING £845 PCM
- ATTRACTIVE 6.34% GROSS YIELD
- THREE-BEDROOM SEMI-DETACHED HOME
- SPACIOUS LOUNGE
- GENEROUS KITCHEN DINER

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£160,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126925 - 0002

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