

STRAFFORD ROAD, DONCASTER

£160,000 Freehold

- ** Off Market 5 bedroom HMO in Doncaster **
- ** All en-suite rooms **
- ** Excellent location **
- ** On street parking **
- ** Fully licensed **

~ PURCHASE PRICE £160,000
~ YIELD 17%
~ STAMP DUTY £4,800 (Approx)
~ LEGAL FEES £1000 - £1500 (Approx)
~ TENURE - FREEHOLD
~ EPC - D
~ COUNCIL TAX BAND - A

PROPERTY DESCRIPTION

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Located in the popular area of Wheatley is this 5 bedroom, all en-suite HMO with a paved, low maintenance front and back yard.

Upon entrance to the property are decorative feature wall tiles and also a tiled floor leading to the stairs and kitchen. The hallway would benefit from redecoration as it is showing signs of wear and tear. Room 1 is situated on the ground floor to the front of the property, this is a spacious room with a bay window. The room benefits from a wardrobe, bedside table and chest of drawers. At the time of the viewing there appeared to be a small area of damage to the chimney breast (in the form of 2 small holes) and some slight damage to the ensuite door. The ensuite benefits from a WC, sink, mirror and shower. It would be my recommendation to redecorate this room when the current tenant vacates the property.

The kitchen is located in the middle of the ground floor and provides access to the backyard, cellar and room 2. The kitchen has white modern units, a built in cooker and hob, a large fridge freezer, a washer, a dryer and a separate mini fridge. Currently the mini fridge and dryer are taking up the space meant for the breakfast bar. It would be my recommendation to remove the dryer completely (running costs for these are huge) and move the mini fridge to underneath the boiler. Replacement stools would be needed for the breakfast bar. The walls in the kitchen would benefit from redecoration.

Room 2 is located to the rear of the property and has a door leading from the kitchen but also an external door leading into the backyard. There is evidence of plaster falling off the walls next to the internal door (most likely caused by the door slamming). This room was vacant at the time of the viewing and would most definitely need redecorating and the carpet cleaning before it can be re-let. The door handle to the external door is also broken and needs replacing.

Room 3 is located to the top of the stairs on the first floor, the door to room 3 appeared to have been damaged and requires repainting. This room presented well, the ensuite was spacious benefiting from a shower cubicle, WC, sink and mirror. There is evidence of a leak from the extractor fan, the tenant mentioned that when it rains, water comes through the extractor fan into the bathroom. This can be resolved by fitting a cover to the external wall.

Room 4 is located in the centre of the first floor and was in good condition, this room benefits from a bed, bedside table, chest of drawers and wardrobe. The ensuite was clean and tidy and also in good condition.

Room 5 is located to the front of the first floor, unfortunately access to this room was denied at the time of the viewing due to the tenant being unwell.

The property is licensed for 5 people.

#### REFURBISHMENT RECOMMENDATION

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The property would benefit from redecoration throughout, especially in the communal areas. It would be my recommendation to redecorate each room as and when they become vacant.

DONCASTER AREA

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Wheatley is in the article 4 area of Doncaster, and is extremely popular with the workers of the warehouses and distribution centres of Doncaster. It is a 5-10 minute walk from the property to the town centre and station, it is located on a main road which has regular bus services which provide excellent links through out Doncaster. In addition, access to the warehouses and distribution centres is easy accessible by bus, car, walking or cycling.

#### CURRENT RENTS

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Bedroom 1 - £105 per week
Bedroom 2 - £105 per week (currently vacant)
Bedroom 3 - £105 per week
Bedroom 4 - £105 per week
Bedroom 5 - £110 per week

CURRENT BILLS (provided by the seller)

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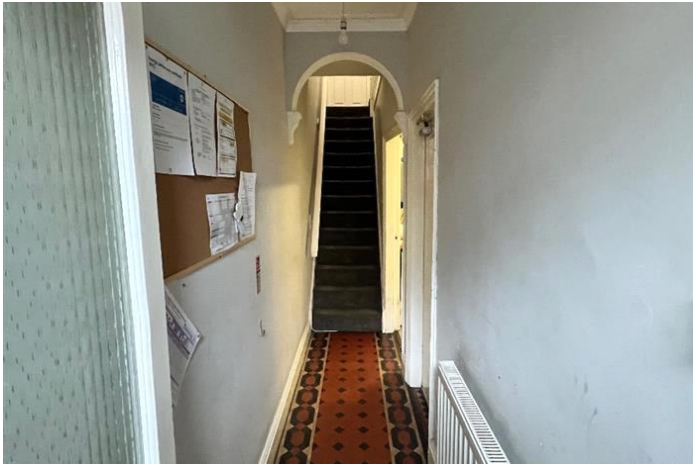
Council tax - £110pcm approx

Wifi - £53 pcm approx  
Gas - £174 pcm approx (winter months)  
Electricity - £250 pcm approx (winter months)


SOURCING FEE

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£4500 + VAT

Council Tax Band: A
Tenure: Freehold



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.