



## RAINTON ROAD, DONCASTER

£175,000 Freehold

- \*\* Off market 5 bed, all ensuite HMO in Doncaster \*\*
- \*\* Finished to a very good standard \*\*
- \*\* On street parking \*\*
- \*\* Spacious, low maintenance back yard \*\*
- \*\* Income from day one \*\*
- \*\* Fully licensed\*\*

~ PURCHASE PRICE £175,000  
~ YIELD 14%  
~ STAMP DUTY £5,250 (approx)  
~ LEGAL FEES £1000 - £1500 (approx)  
~ TENURE - FREEHOLD  
~ REFURB COSTS - £0 (at the time of viewing)

#### PROPERTY DESCRIPTION

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An opportunity has arisen to purchase this 5 bedroom, all ensuite HMO in the heart of Doncaster.

Located in DN1, the property has curb appeal! The front of the property is painted from top to bottom and has a low maintenance, pebbled garden leading to the front porch which features beautiful decorative tiles.

Inside the property, the hallway has a modern grey and white feel to it.

Room 1 is located to front of the ground floor and features a bay window, a radiator, a cut out bed to allow for extra storage, a chest of drawers and a bedside table. This room was in good condition at the time of the viewing.

The kitchen is in the centre of the ground floor, it is a good size and has modern grey units with numerous fridge freezers and a table and chairs.

There is access to the cellar, room 2 and the back yard from the kitchen.

Room 2 is located to the rear of the ground floor and benefits from having its own external door into the back yard. Unfortunately at the time of the viewing there was no access to this room.

The back yard is spacious and secure with walls around the perimeter. There is a small shed to the rear of the back yard currently used for storage.

To the first floor are a further 3 bedrooms, at the top of the stairs is room 3 featuring a bright yellow feature wall, a cut out bed for extra storage, modern grey bedroom furniture and an en-suite shower room.

Room 4 is in the centre of the first floor and over looks part of the back yard. This room benefits from a yellow feature wall, modern grey bedroom furniture and an en-suite shower room.

Room 5 is a generous size room and is located to the front of the first floor, it has two windows over looking the street. This room also benefits from a cut out bed and modern grey bedroom furniture. The ensuite has a shower, a WC, a vanity sink unit and mirror.

#### REFURBISHMENT

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The property presented very well at the time of the viewing, there were no issues to report.

#### CURRENT RENTS

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ROOM 1 - £100 per week

ROOM 2 - £95 per week

ROOM 3 - £90 per week

ROOM 4 - £95 per week

ROOM 5 - £95 per week

Current market rents are now around £100 per room in DN1.

\*\* Please allow for voids\*\*

#### BILL INFORMATION (provided by the vendor)

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Gas & Electricity - £550 per month approx

Wifi & Tv - £67 per month

Council tax -£101 per month

Water - £60 per month

Management - 14%

#### COMPARABLES

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19 Royal Avenue, Doncaster DN1 2LT  
5 bed all ensuite HMO, £200,000, 01 2021

14 Royal Avenue, Doncaster DN1 2LT  
5 bed all ensuite HMO, £183,000 April 2021

#### DONCASTER AREA

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Now has never been a better time to invest in Doncaster!

In January this year, Doncaster appeared on a list of the top 20 risers in the UK, sitting in 6th position! It has seen a healthy growth of 8.8%. This is mainly due to the investment coming into the town from the expansion of the iport (distribution centre) and the airport (which is currently undergoing massive expansion plans).

Wheatley remains to be popular with tenants, especially the workers of the warehouses in the nearby distribution centre. Being in the Wheatley area means shops, bars and restaurants are just a short walk away.  
The property is located closely to excellent transport links into Doncaster town centre and surrounding areas.

SOURCING FEE

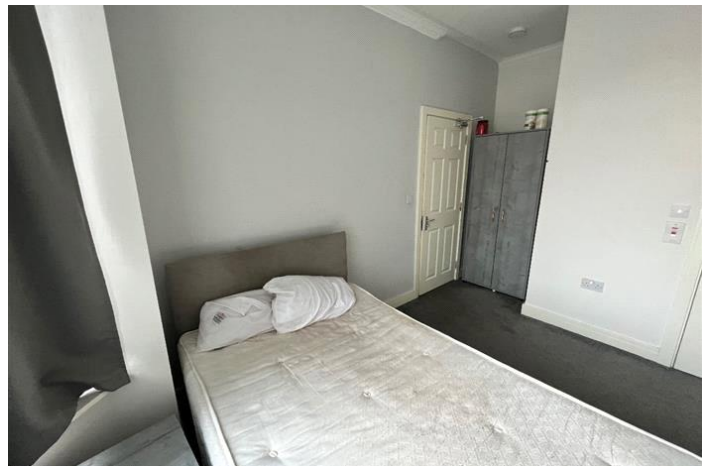
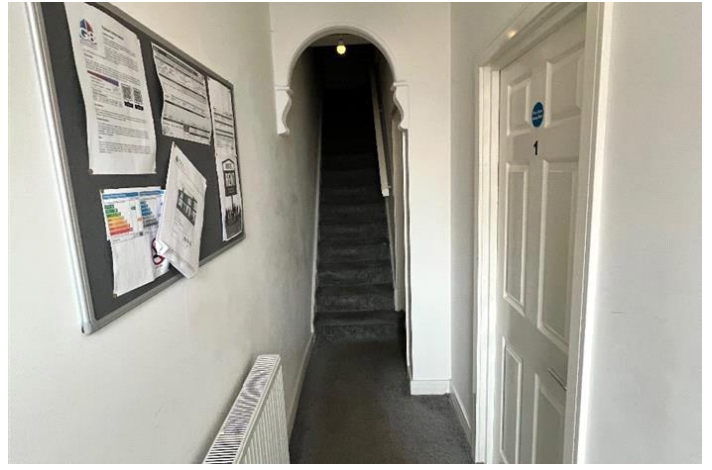
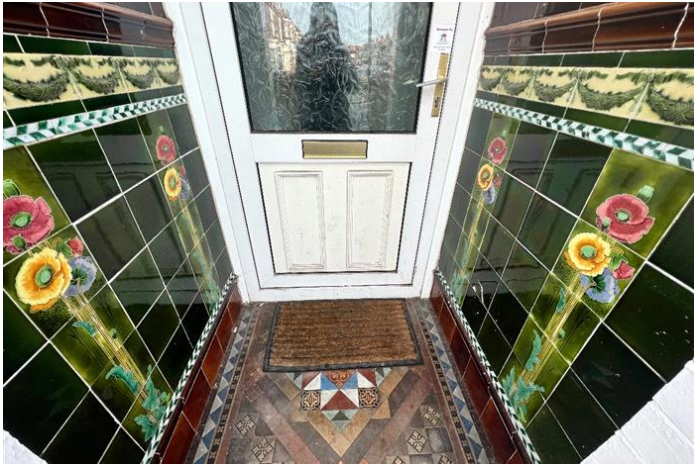
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£4500 + VAT

Council Tax Band: A

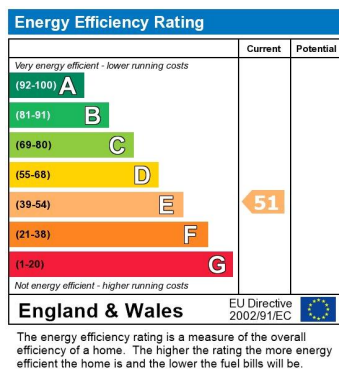
Tenure: Freehold





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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/fittings 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.