



24 Don Street, Doncaster, DN1 2SF

Asking Price £80,000

This two bedroom property offering ease of access to the City centre, Doncaster Markets, rail network and establishments such as the College and the Civic and Cultural Quarter, and in close proximity to the new Doncaster Waterfront Development promising massive regeneration and thus making this property a very good investment opportunity. Currently offering vacant possession for a chain free and fast purchase, this property is ideal for an owner occupier or an investor.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Material Information

Council Tax Band - A

Tenure - Freehold

Property Type - Terraced

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - On Road

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Porch

With timber glazed door giving access.

Lounge 12'1" x 10'9" (3.70 x 3.29m)



With a front facing upvc window and central heating radiator.

Dining Room 10'9" x 12'2" (3.29 x 3.72m)



With a rear facing upvc window and central heating radiator.

Kitchen 8'5" x 7'2" (2.57 x 2.19)

Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine and entrance door.

Bedroom 10'11" x 12'2" (3.35 x 3.71)



With a front facing upvc window and central heating radiator.

Bedroom 8'10" x 7'6" (2.71 x 2.30m)



With a rear facing upvc window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

External



To the front of the property is on road parking via Don Street itself. To the rear is an enclosed yard area.

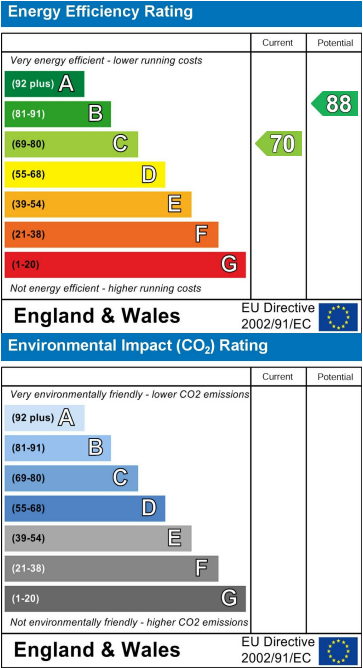
Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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