



## Huntingdon Road, Doncaster, South Yorkshire

2 Large double bedrooms | Private enclosed rear garden | Great location for access to the City Centre and hospital workers. | Amazing BUY TO LET opportunity

Asking Price: £100,000 (Offers In Region Of)

**KW LEEDS**  
KELLERWILLIAMS

# Huntingdon Road, Doncaster, South Yorkshire

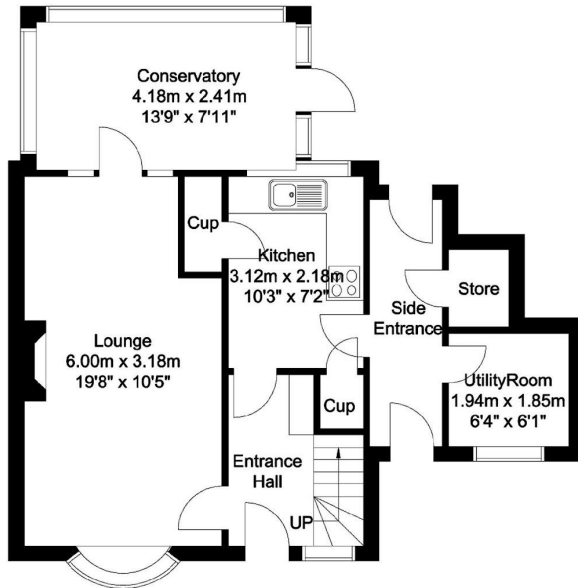
## DESCRIPTION

This house is in need of modernising but has so much potential with good room dimensions throughout. The living room is the full depth of the house and has the addition of a conservatory overlooking the very private rear garden. The garage is on the rear of the garden and can be accessed on the back lane. The kitchen leads off the hallway and also houses a sizable pantry with door leading out into a further storage room and utility space with a second front door and rear access. The two bedrooms are larger than your average double and the shower room also needs updating. This house is ideal to input your own stamp on and will be a beautiful house where you can add value. Such a bargain call us today so you don't miss out Sue Wragg @Keller Williams (Doncaster)

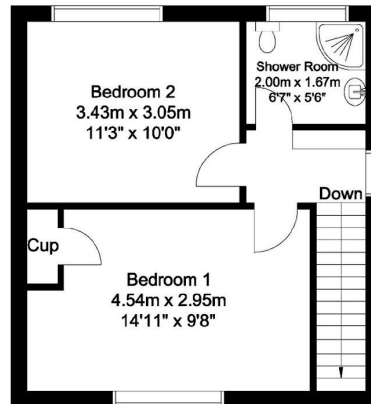




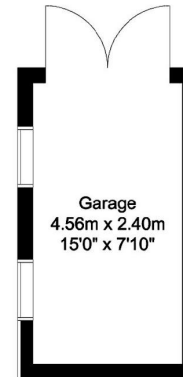
Ground Floor  
54 sq m/581.25 sq ft  
Approx.



First Floor  
33 sq m/355.20 sq ft  
Approx.



Outbuilding  
11 sq m/118.40 sq ft  
Approx.



## Energy Performance Certificate

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

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

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.



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