

13 2 & 4 St Vincent Avenue, Doncaster DN1 2LS

GUIDE PRICE: £125,000–£150,000

RESIDENTIAL INVESTMENT

- Two imposing Victorian semi-detached properties
- Each converted into two self-contained, two bedroom flats
- Popular and convenient letting area
- Four flats let by way of 12 month AST
- £350 pcm each (£16,800 per annum)

Accommodation

2 St Vincent Avenue

Ground Floor Flat Sitting Room, Kitchen, Two Bedrooms, Bathroom, Cellar

First Floor Flat Landing, Sitting Room, Kitchen, Two Bedrooms (one in attic), Bathroom

4 St Vincent Avenue

Ground Floor Flat Sitting Room, Kitchen, Two Bedrooms, Bathroom, Cellar

First Floor Flat Landing, Sitting Room, Kitchen, Two Bedrooms (one in attic), Bathroom

Outside

Forecourt
Rear yard

EPC Ratings

Top Floor Flat E
Ground Floor Flat D
The full Energy Performance Certificates are available via our website

Tenure

Freehold

Tenancy Details

The property is let as follows:
2 St Vincent Avenue ground floor flat
£350 pcm for 12 months from 12 December 2012

2 St Vincent Avenue first floor flat
£350 pcm for 12 months from 20 July 2012

4 St Vincent Avenue ground floor flat
£350 pcm for 12 months from 16 January 2013

4 St Vincent Avenue first floor flat
£350 pcm for 12 months from 27 March 2013

Copies of the agreements are available for inspection

JOINT AUCTIONEERS Fox Lloyd Jones, Carlton Tower, 34 St Paul's Street, Leeds LS1 2QB



SOLICITORS Gateley LLP, 7th Floor
Toronto Square, Leeds LS1 2HJ
(Ref: Mr M Leech)

VIEWING By appointment with the
Auctioneers 0114 276 0151

ON INSTRUCTIONS FROM
THE LPA RECEIVERS