TUESDAY 29 OCTOBER 2013 COMMENCING 2PM PROMPT

7  
**20 Woodfield Road, Balby, Doncaster DN4 8EW**

**GUIDE PRICE: £60,000-£70,000**

- Substantial four storey end terrace
- Comprises two self-contained flats
- Ground floor flat let at £90 per week
- First floor flat currently vacant
- Previous income £9,880 per annum
- Two central heating systems and uPVC double glazing
- Convenient area of Doncaster

**Flat A - currently let by way of an Assured Shorthold Tenancy at £90 per week**

**Ground Floor**
- Living Room 3.77m x 4.26m
- Inner Lobby
- Bedroom 3.77m x 2.92m
- Shower Room /WC 2.70m x 1.16m

**Lower Ground Floor**
- Dining Kitchen 4.16m x 3.73m with outer door
- Store Room One 2.70m x 1.83m
- Store Room Two 3.75m x 2.06m

**Flat B - currently vacant**

**Ground Floor**
- Side Entrance Lobby with staircase to:
  - First Floor
    - Landing
    - Rear Sitting Room 4.26m x 3.73m
    - Kitchen 2.96m x 3.30m
    - Boiler Room
    - Inner Lobby
    - Bathroom / WC 1.70m x 1.66m
  - Second Floor
    - Landing

**First Floor**
- Tenancy Details
  - Ground Floor: Let by way of an Assured Shorthold Tenancy at £90 per week
  - First Floor: Vacant

**EPC Ratings**
- 20A  D
- 20B  E

The full Energy Performance Certificate is available via our website

**SOLICITORS**: Hetts Johnson Whiting, 11 Bigby Street, Brigg, North Lincolnshire DN20 8EP (Ref: Jonathan Pountney)

**VIEWING** By Appointment with the Auctioneers 0114 2760151

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**19 Larchfield Road, Balby, Doncaster DN4 8RG**

**GUIDE PRICE: £60,000-£70,000**

- Traditional bay windowed semi-detached
- Good size level plot with gardens
- Double glazing and central heating
- Requires some updating
- Convenient area
- Potential for owner occupation or investment

**Ground Floor**
- Reception Hall
- Under Stairs Pantry
- Sitting Room 3.91m x 3.24m with bay window
- Dining Room 3.25m x 3.90m
- Kitchen 2.83m x 1.81m with a range of modern units

**First Floor**
- Landing
- Front Bedroom One 3.34m x 3.24m
- Rear Bedroom Two 3.99m x 3.25m
- Front Bedroom Three 1.82m x 2.25m

**Bathroom / WC 2.05m x 1.82m**

**Outside**
- Forecourt garden
- Level rear garden with fruit trees and mature shrubs
- Brick built store

**EPC Rating D**
- The full Energy Performance Certificate is available via our website

**SOLICITORS**: Dawson & Burgess with Bell Dallman & Co, 3 South Parade, Hall Cross Hill, Doncaster DN1 2DZ (Ref: Jenny O’Shea)

**VIEWING** Tuesdays 8, 15 & 22 October at 12.45pm prompt. Thursdays 10, 17 & 24 October at 12.45pm prompt.

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**Unit 1 Riverside Precinct, Corporation Street, Rotherham S60 1ND**

**GUIDE PRICE: £75,000+**

- High profile takeaway premises
- Established precinct location
- High footfall
- 20 year lease from 2009
- Outstanding rent review
- £12,000 per annum

**Ground Floor**
- Takeaway Premises
  - Sales and Storage approximately 95.50 square metres (1,028 square feet)

**EPC Rating**
- The full Energy Performance Certificate is available via our website

**Tenure**
- The property is leasehold for 99 years from 19 September 2008 at an annual ground rent of £100

**The freehold is held by Rotherham Borough Council**

**Lease Details**
- The property is let by way of a 20 year lease from 24 February 2009 at £12,000 per annum with rent reviews every four years

**Rateable Value** £7,300

**SOLICITORS**
- Fox Lloyd Jones, Carlton Tower, 34 St Paul’s Street, Leeds LS1 2QB
  (Ref: Nick Salkeld)

**JOINT AUCTIONEERS**
- Fox Lloyd Jones, Carlton Tower, 34 St Paul’s Street, Leeds LS1 2QB
  (Ref: Nick Salkeld)

**SOLICITORS**
- HBJ Gateley, Exchange Tower, 19 Canning Street, Edinburgh EH3 8EH
  (Ref: Tim Cooper)

**VIEWING**
- External inspection only
- On Instructions from the LPA Receivers

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