

# 39 49 Burton Avenue, Balby, Doncaster, South Yorkshire DN4 8BA

GUIDE PRICE £50,000\*

| RESIDENTIAL INVESTMENT

- Two bedroom end of terrace house
- Established Shorthold tenancy
- Let at £500 pcm – £6,000pa
- Upvc windows and Gas central heating
- Rear garden and garage
- Convenient and popular location

## Accommodation

### Ground floor

Lounge – with bay window  
Dining Room  
Kitchen

### First floor

Two bedrooms  
Bathroom/WC

### Outside

Forecourt  
Garage

## Tenancy details

The current tenants have been in occupation for approximately 9 years and pay £500pcm by way of an Assured Shorthold Tenancy. Tenants been in 9 years. Paying £500 pcm. Long term working

## EPC Rating D

A full copy of the EPC will be available to view via our website

## VIEWING

External inspection only

## SOLICITORS

Smith Partnership  
Celtic House Friary  
Street, Derby, DE1 1LS

