



THE SOURCING CIRCLE

HUNT LANE, BENTLEY, DONCASTER, DN5 9SF



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Photos (full video walkthrough available upon request)





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Description

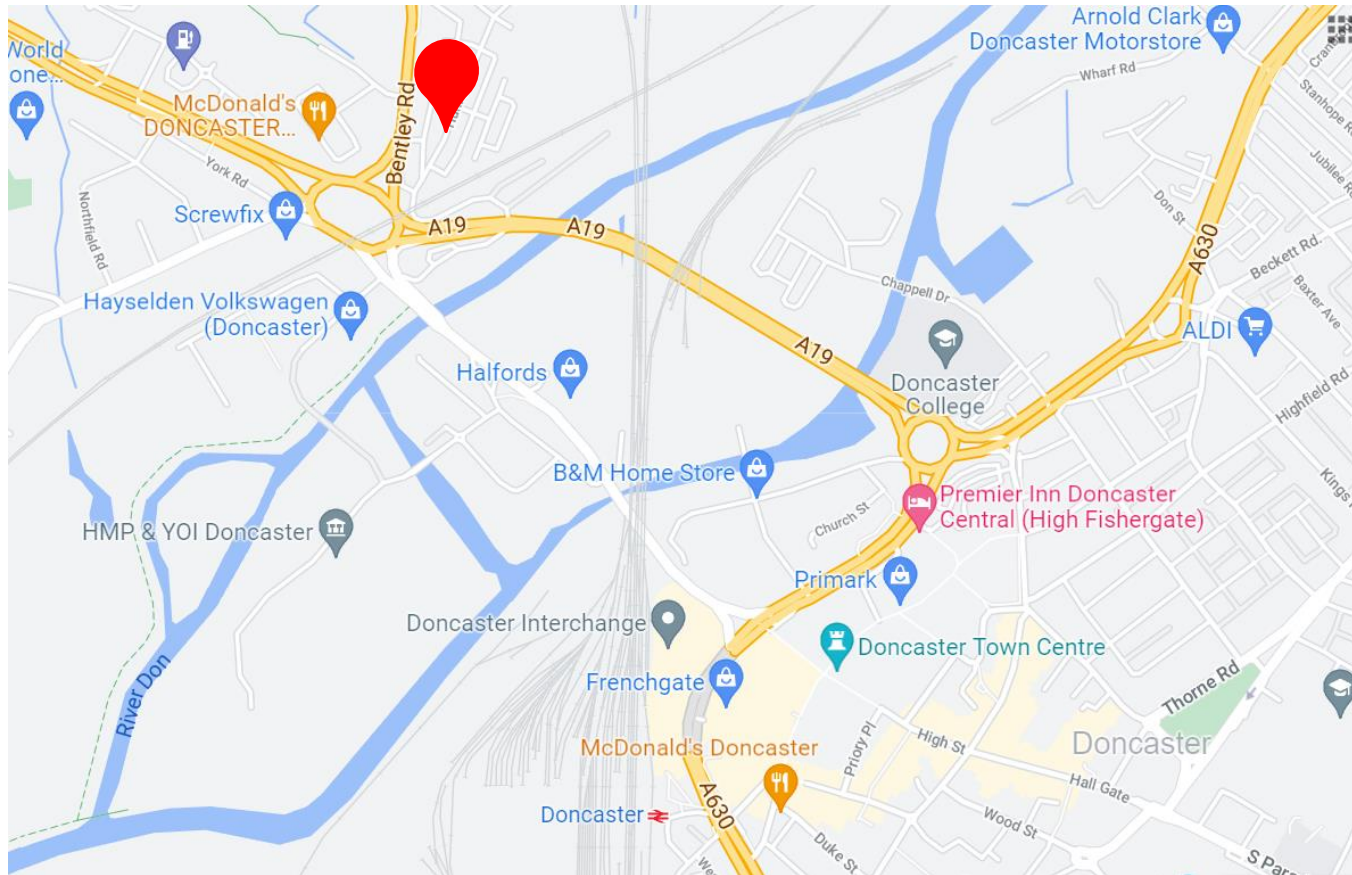
This freehold property is a 2 double-bedroom end of terrace with an upstairs 3 piece bathroom, a large kitchen, separate utility room and 1 reception room. The property is of ample size for a couple or small family. There is on-street parking available. The property is being sold off-market with no chain, with offers around £73,000 considered.

The vendor is a commercial and residential landlord with several properties in and around Doncaster. This property was purchased to cover the vendor's personal mortgage and is now no longer needed in his portfolio.

The property does require a cosmetic refurb throughout to bring it to liveable standards. We would recommend: flooring throughout, some plastering, new bathroom suite, decoration throughout. There is also a leak from the bay window roof which will need sorting.



Location



- 5 minutes walking distance of the Centurion Retail Park
- 17 minute walk to Doncaster Town Centre
- 7 minute bus journey to Doncaster Town Centre
- 11 minute walk to local primary school and playground
- Excellent rental location for a couple or small family



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Sold comparables

Description	Sold for	Link
2 bedroom terrace	£84,000 in Jan 2021	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=75434799&sale=12054439&country=england
2 bedroom terrace	£83,000 in Oct 2020	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=70902669&sale=91791201&country=england
2 bedroom semi	£75,000 in Feb 2021	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=89501323&sale=12319756&country=england
2 bedroom end of terrace	£98,000 in Jan 2021	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=84031972&sale=12054484&country=england
2 bedroom terrace	£95,000 in Dec 2020	https://www.rightmove.co.uk/house-prices/detailMatching.html?prop=83402386&sale=11807983&country=england



'For Sale' comparables

Description	Asking price	Link
2 bedroom terrace (same road)	Offers over £75,000	https://www.zoopla.co.uk/for-sale/details/59625077/
2 bedroom terrace (same road)	£75,000	https://www.zoopla.co.uk/for-sale/details/59244941/?search_identifier=42e0a192aa1838873d7a7d11fef183c8
2 bedroom terrace (same road)	£65,000 (cash purchase only)	https://www.rightmove.co.uk/properties/90481900#/?channel=RES_BUY



Rental comparables

Description	Let at:	Link
2 bed terrace	£550pcm	https://www.openrent.co.uk/property-to-rent/doncaster/2-bed-terraced-house-shady-side-dn4/1088121
2 bed terrace	£550pcm	https://www.openrent.co.uk/property-to-rent/doncaster/2-bed-terraced-house-brooke-street-dn1/1140582
2 bedroom terrace (poor condition)	£475pcm	https://www.openrent.co.uk/property-to-rent/doncaster/2-bed-terraced-house-harrington-street-dn1/757234



Figures overview

Item	Amount
Asking price	£73,000
Offers considered?	Yes
Finder's Fee	£1495
Estimated refurb required	£5500-6500
Rental income post refurb	£550pcm
Net yield (based on £73kpp and £550pcm rent)	9.04%



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If you are interested the above deal, please contact us by email at team@thesourcingcircle.co.uk or by phone:

Chloe - 07712146241

Dominic – 07720951740

Thank you