



20 Hamilton Mews, DN4 5DL

**£220,000 Offers In Excess Of
Tenure Leasehold**

- **FOUR BEDROOMS**
- **READY LET**
- **MASTER SUITE**
- **OPEN PLAN LIVING**
- **STRONG RETURNS
c.5.5%–6.3%**
- **EXCELLENT LOCATION
CLOSE TO TOWN
CENTRE**
- **VACANT & READY**

An excellent investment opportunity, this spacious four-bedroom end townhouse is vacant and ready to let immediately, with an achievable rental income of around £1,050 PCM (£12,600 per annum).

Based on the guide price, this represents an attractive gross yield in the region of 5.5%–6.3%. Offered to the market with no onward chain, it's an ideal addition to any portfolio.

Set across three floors, the property offers flexible and modern accommodation. The ground floor includes a welcoming lounge, open-plan kitchen diner with French doors to the garden, and a downstairs WC. On the first floor there are three generous bedrooms and a contemporary family bathroom, while the entire top floor is dedicated to a master suite with en suite shower room, built-in wardrobe and additional cupboard, a practical and private retreat with far-reaching views over Doncaster.

Located within walking distance of Doncaster town centre and Racecourse, with excellent motorway links and just a short drive to Doncaster Sheffield Airport (set to reopen soon), the property sits in an area with consistently strong tenant demand. Off-road parking and a private rear garden add further appeal.

The property is leasehold, making it a low-maintenance and cost-effective option for landlords. With strong rental returns, superb commuter links and no onward chain, this townhouse represents a ready-made investment in a prime location.

Contact Welcome Homes today to arrange a viewing.



Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92- A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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