



**4 Kings Road, DN1 2LX**  
**£330,000 Offers In Region Of**  
**Tenure Freehold**

- No Chain
- Central Location
- Basement
- Downstairs Toilet
- Great Investment Opportunity
- Excellent Transport Links
- Off Road Parking
- HMO Licensed

Welcome Homes are pleased to introduce this unique investment opportunity for this 10 bedroom HMO in the heart of Doncaster Town Centre. The property offers over 245 square meters of floor space and boasts 10 double rooms laid out over three floors, an impressive entrance hall, four bathrooms, a downstairs WC and a large cellar space. The property has its own parking to the rear large enough for multiple vehicles.

The property is in short walking distance to an abundance of local amenities as well as the town centre and excellent travel links



Floor plans are intended as a visual representation of the layout of the property. All measurements are approximate and should not be relied upon for further or flooring measurements. [View measurement policy](#)

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92- A	
(81-91) B	
(69-80) C	80
(55-68) D	59
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC