



2 Town End, DN5 9AG
£149,950 Offers In Region Of
Tenure Freehold

- Perfect for small business
- Flat is currently tenanted £420 PCM
- Investment Opportunity
- Intruder Alarm
- Prime Location
- Mixed Commercial and Residential Freehold

Welcome Homes are pleased to present this mid terrace property to the market. If you are looking for the first step on the property ladder, your first investment opportunity, or looking to grow your existing business, this mid terrace house ideally located to Doncaster Town Centre could be for you!

The property comprises on the ground floor of two large reception rooms, a galley style kitchen and downstairs WC. This is currently being used as a hair salon and is set up as such, a perfect opportunity for someone looking to build on their clientele with the opportunity to rent out a chair or room to increase their rental income.

To the first floor there is a self contained flat that is currently tenanted providing a rental income, off which there are two good sized double bedrooms, bathroom with shower, generous sized lounge and galley style kitchen, which is situated on the ground floor. For the commercial part, externally there is also a courtyard area and parking for two vehicles.

The property is ideally located to Doncaster Town Centre with its fantastic transport network and a wealth of shops, eateries and such like and the nearby villages of Sprotbrough, Scawsby, Scawthorpe and Bentley. It is also a 5 min drive away from the A1 Motorway.



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	