



URBAN ROAD, ROOM 2, DONCASTER

£110 PW

247 are delighted to be able to market these stunning, modern rooms in a shared house which is located perfectly for local amenities including the Town Centre. The rooms have been finished to a high standard & benefit from being all bills inclusive excluding tv licence. Viewing Highly Recommended!

- ALL Bills Included (exclude TV)
- All En-Suite
- Close to a local Primary school
- Close To Local Amenities
- Close To Local Bus Routes
- Close to Railway Station
- Close to town
- Free Hi-Speed WIFI

112 Urban House is a new HMO brought to the Doncaster Market and offers tenants a peaceful yet high standard way of living. This HMO has six en-suite double rooms and has very high standards communal areas including luxury walk in showers. The house also comes with all bills inclusive into the rental amount EXCLUDING tv licence. Ideal for professional adults who have good previous references with their landlords and have stable employment. We will require however the first month's rent and deposit upfront.

All rooms consist of high speed WiFi and are fully furnished to a very high standard. Tenants love our properties because they are very well maintained and offer comfort and luxury.
A credit check will be run on all applicants.

If you are looking for a very high standard room in a friendly shared house then please get in touch.

You only pay your rent and we make your move in quick, easy and hassle free.

If you would like to find out more then please drop me a line, but don't leave it too long as these rooms are filling quickly!

We look forward to hearing from you soon!

Minimum Tenant Reequipment

Tenant requires £1,030 monthly income, or £12,360 yearly salary.
Guarantor requires £1,236 monthly income, or £14,832 yearly salary.
A credit check will also be run on all expected applicants.

Council Tax Band: Included in rent (Doncaster MBC)
Deposit: £200
Holding Deposit: £110

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E	57		(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)

