



## Room 2, 35 Albany Road, Doncaster, DN4 0QN

£490 PCM

- En-suite spacious room
- Parking available
- Close to Amazon, Doncaster Town Centre, bus interchange & train station
- Well presented property with communal areas cleaned regularly
- All bills included
- Fully furnished to a high standard
- Modern kitchen with dining area & high tech appliances
- Recently refurbished
- Communal areas cleaned fortnightly
- Excellent transport links

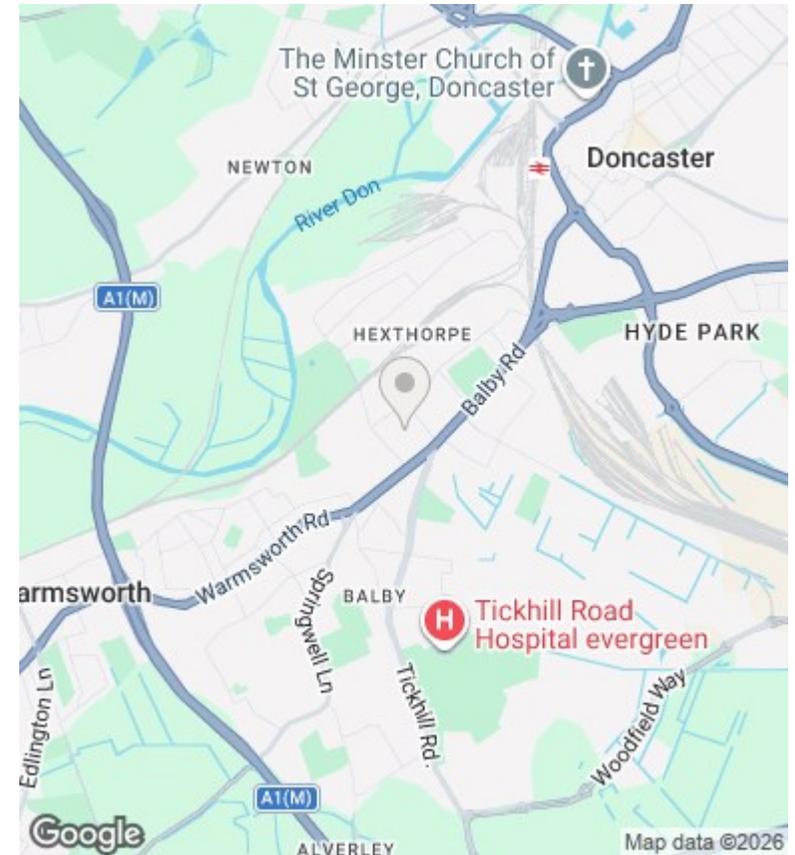
## Directions

## Viewings

Viewings by arrangement only. Call 01302 330055 to make an appointment.

## Council Tax Band

## EPC Rating:



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