



## **43 The Pastures, Hatfield, AL10 8PB**

A spacious purpose built four bedroom terraced property located in the popular Oxlease area of Hatfield. This property is currently used as a HMO but being sold with vacant position so would also suit a family and is ideally situated within close proximity of Hatfield Train Station, local Shops and well regarded Schools. Offered Chain Free.



**Asking Price £385,000 Freehold**





The Accommodation Comprises

Accessed via part glazed Upvc door to front.

Entrance Hall

Smoke detector, double radiator, stairs to first floor & door through to:

Lounge

2.31m x 2.36m (7'6" x 7'8")

Smoke detector & doors to:

Bedroom One

3.37m x 4.15m (11'0" x 13'7")

Upvc double glazed window to front & double radiator.

Kitchen

3.00m x 2.21m (9'10" x 7'3")

Upvc double glazed window to rear, wall hung boiler, double radiator, smoke detector, spotlights.

Fitted kitchen comprising of a range of matching wall and floor mounted units, rolled edge work surfaces, single bowl stainless steel sink with drainer & mixer tap, plumbing for washing machine, space for under counter fridge & freezer, tiled splash backs & floor.

Utility Room

Upvc double glazed door to rear garden, fitted units matching kitchen, built in oven with four burner hob & extractor above, rolled edge work surfaces, tiled splash backs, space for under counter fridge, cupboard housing consumer board & meters & doors to: rear garden

Cloakroom

Low level Wc, wash hand basin, Upvc double glazed window to rear, fully tiled walls & floor.

Bedroom Two

2.18m x 3.22m (7'1" x 10'6")

Upvc double glazed window to rear & single radiator.

Bedroom Three

3.21m x 2.02m (10'6" x 6'7")

Upvc double glazed window to rear & single radiator.

Bedroom Four

3.82m x 3.38m (12'6" x 11'1")

Upvc double glazed window to front, single radiator & built in cupboard.

Bedroom Five

2.08m x 2.98m (6'9" x 9'9")

Upvc double glazed window to rear, single radiator & built in cupboard.

Bedroom Six

2.60m x 3.38m (8'6" x 11'1")

Upvc double glazed window to front, single radiator & built in cupboard.

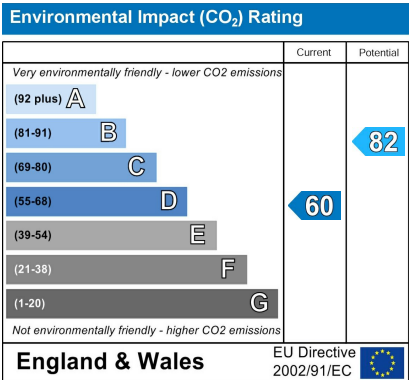
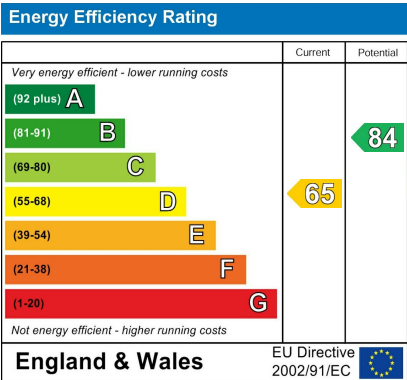
Bathroom

Upvc double glazed window to rear, panel enclosed bath with shower screen & shower above, fully tiled walls & floor, chrome towel rail, low level Wc & wash hand basin With mixer tap.

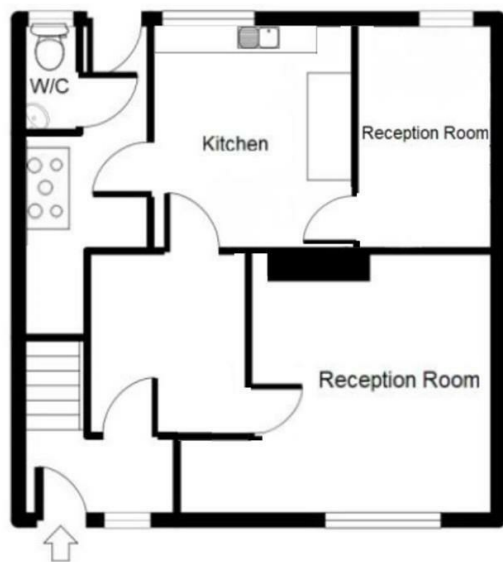
Garden

14m x 8m (45'11" x 26'2")

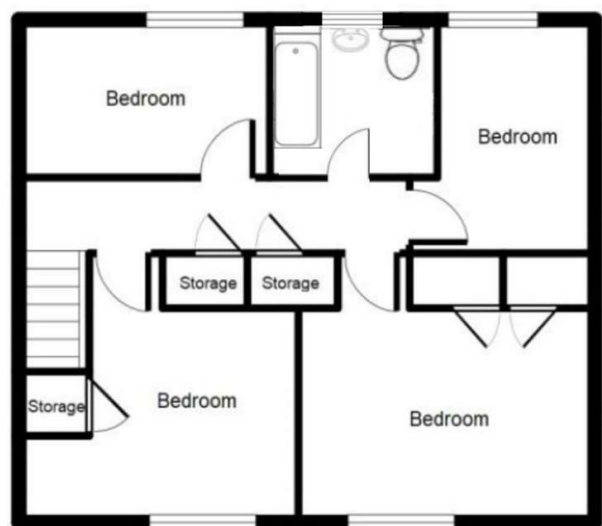
Laid to lawn & patio area.



## The Pastures, Hatfield, AL10



Ground Floor



First Floor