



Holliers Way, Hatfield, AL10 8HJ

House - Terraced | 3 Bedrooms

£365,000 Freehold

**LARKHAM
PIKE** &

www.larkhamandpike.co.uk



Entrance

Front door leaning to entrance hallway.

Dining Room

Stairs rising to first floor with storage under. Radiator and storage cupboard. Double glazed window to front and doors to:

Lounge/Bedroom Four

Radiator. Double glazed window and Patio doors opening onto rear garden.

Kitchen

Comprising a range of wall and base mounted cupboards and drawers finished in white high gloss, work surfaces over with single bowl single drainer sink unit and splash back tiling. Integrated electric hob with chimney effect filter hood over and built in under counter oven under, plumbing for washing machine and space for fridge/freezer. Secondary access to front via wooden door, double glazed window to front and door to:

Utility Passageway

Meter cupboard and door to rear garden.

Landing

Airing cupboard. Timer controls and doors to:

Bathroom

Comprising a panel enclosed bath with shower unit over. Pedestal wash hand basin and part tiled walls. Mains wired extractor fan, tiled floor, radiator and frosted double glazed window to front.

Separate WC

Low level WC and frosted double glazed window to front.

Bedroom One

Two built in cupboards. Radiator and double glazed window to rear.

Bedroom Two

Inset wash hand basin with cupboard under. Loft access, built in cupboard, radiator and double glazed window to front.

Bedroom Three

Radiator and double glazed window to rear.

Exterior

Front

Part lawn with path to front.

Rear Garden

Patio area with steps up to lawn area.

Tenure

Freehold

Viewings

Contact Larkham & Pike on 01707 260707

