



Aldykes, Hatfield, AL10 8EB

House - Semi-Detached | 3 Bedrooms

£350,000 Freehold

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### Entrance Hall

Accessed via double glazed front door with side panel. Stairs rising to first floor, under stair storage cupboard with meters and doors to the following:

### Lounge

13'5" x 11'6"

Currently used as a forth bedroom. Double glazed window to front and double radiator.

### Kitchen/Dining Room

13'7" x 10'7"

Comprising a range of wall and base mounted cupboards with works surfaces over. Inset single bowl single drainer sink unit with mixer tap and splash back tiling. Four ring gas hob with single cavity electric oven under and filter hood over. Space and plumbing for washing machine, space for undercounter fridge and upright fridge/freezer. Double radiator and two double glazed windows to rear. Wall mounted boiler and door to:

### Utility/Outhouse

14'8" x 4'9"

Radiator. Double glazed window and door to rear garden.

### Landing

Doors to:

### Bedroom One

13'5" x 10'4"

Dual aspect with double glazed windows to side and rear. Radiator.

### Bedroom Two

11'6" x 6'8"

Built in cupboard. Radiator and double glazed window to front.

### Bedroom Three

11'7".314'11"

Single cupboard. Radiator and double glazed window to front.

### Bathroom

Comprising a panel enclosed bath with shower unit over, pedestal wash hand basin and fully tiled walls. Mains wired extractor fan and frosted double glazed window to side.

### Separate WC

Low level WC and frosted double glazed window to side.

### Front Garden

Laid to lawn with path to front door

### Rear Garden

Patio area and remainder laid to lawn. Path to rear.

### Tenure

Freehold

### Viewings

Contact Larkham & Pike on 01707 260707

