



MAYES HOUSE 85 TILEHOUSE STREET
HITCHIN



Mayes House 85 Tilehouse Street Hitchin

Hertfordshire SG5 2DY

Guide Price £675,000

A chain free, modern contemporary styled home located within the heart of Hitchin's historic and vibrant Town Centre.

Situated within the attractive mews setting of Halls Yard, that is accessed via Tilehouse Street, Mayes House offers reversed living accommodation with covered parking, guest parking and a large outside balcony.

This attractive home was constructed in 2015 to an exceptionally high standard. Features include solar panels, quality double glazed windows and doors plus a heat recovery system and under floor central heating to both ground and first floors.

The accommodation on the ground floor features an entrance hall, two double sized bedrooms, an en-suite shower room and an additional bathroom that can be accessed from the bedroom or hallway. Upstairs, the impressive open plan living space under a vaulted ceiling is a particular feature. The fully fitted social kitchen area with quartz work surfaces includes built in Neff appliances. The sitting room area provides direct access to a substantial westerly facing outside terrace.

Mayes House is well placed for many amenities and excellent communication links, therefore an early viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.





THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Contemporary styled entrance door with double glazed inset window and full height side window, opening to:-

Entrance Hall

Ceramic tiled floor with underfloor heating. Turning staircase with oak handrail and spindles providing direct access to the open plan first floor. Oak panelled doors to:-

Bedroom One

15'4" x 10'1" (4.67m x 3.07m)

Underfloor heating. TV point. Telephone point. Double glazed window to front. Oak panelled door to:-

Bathroom

6'1" x 5'6" plus recess (1.85m x 1.68m plus recess)

Fitted with a contemporary styled suite comprising wall mounted Roca washbasin with chrome mixer tap and vanity unit below, low level push button W.C and panelled bath with Aqualisa shower unit over (not tested) and glazed screen. Heated chrome towel radiator. Mirror with motion sensor lighting. Part tiled walls. Ceramic tiled floor with underfloor heating. Recessed spotlights. Extractor.

Bedroom Two

11'1" x 11'1" (3.38m x 3.38m)

Underfloor heating. TV point. Telephone point. Double glazed window to front. Oak panelled door to Boiler Cupboard housing a wall mounted Vaillant gas fired boiler (not tested). Under floor central heating manifolds. Oak door to:-

En-Suite Shower Room

8'3" x 3'10" (2.51m x 1.17m)

Fitted with a contemporary white suite comprising low level push button W.C, washbasin with chrome mixer tap set into a unit with storage cupboards beneath and ceramic tiled shower cubicle with sliding glazed door and Aqualisa shower unit (not tested). Heated chrome towel radiator. Ceramic tiled floor with underfloor heating. Mirror with motion sensor lighting. Recessed spotlights. Extractor.

ON THE FIRST FLOOR

Sitting Room

17'9" x 15'5" (5.41m x 4.70m)

Double glazed windows to the front and French style double glazed doors to the Balcony. TV point. Telephone point. Recessed spotlighting. Vaulted ceiling. Open plan to the Kitchen/Dining Area.

Kitchen/Dining Area

14'8" x 10'8" (4.47m x 3.25m)

Fitted with a range of matching floorstanding units with soft close doors and drawers and matching full height larder style units. Ample quartz worksurfaces with matching upstands. Single drainer 1.5 bowl sink unit with chrome mixer tap. Integrated fridge freezer (not tested). Integrated NEFF hide and slide oven (not tested). Integrated microwave (not tested). Fitted NEFF induction hob (not tested) with extractor over (not tested). Integrated NEFF washing machine (not tested). Integrated NEFF dishwasher (not tested). Recessed spotlighting. Ceramic tiled flooring with underfloor heating. Double glazed window to front. Four double glazed velux windows to rear.

Balcony

15'10" x 10'1" (4.83m x 3.07m)

Timber decked balcony area with brick walling to the rear and glass safety screening to the front. Outside lighting.

Covered Parking

14'0" x 9'9" (4.27m x 2.97m)

Located under the Balcony

Additional Parking Space

Located in front of the covered parking space.

At the Front

Shared blockpaved access roadway from Tilehouse Street.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is currently Band D. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

EPC RATING

Current C; Potential B.

FLOOR AREA

Approx 83sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

MAINTENANCE CHARGE

The costs of maintenance, cleaning etc, of the communal areas is split between

The Glass House, Mayes House, the neighbouring Tudor Hall House and the flats on the 85 Tilehouse Street frontage.

Maintenance Charge for the current year 2024/2025: £TBA

SERVICES

All mains services are understood to be installed and connected.

Solar panels - fitted to the East facing roof elevation and provide a feedback tariff.

Heat Recovery System - a mechanical heat recovery ventilation unit which exhausts the stale air from the en-suite, bathroom and kitchen and provides fresh air to the living areas and bedrooms is installed. The incoming fresh air is warmed by the outgoing exhaust air giving significant energy saving and comfortable living conditions. This allows full ventilation without the need to open windows (but all windows are openable).

Smoke Detection Alarm System - Independant mains power to combined smoke detector/alarm installation.

Communications Installations - Data, TV and telephone points throughout via CAT6 cabling.

Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.

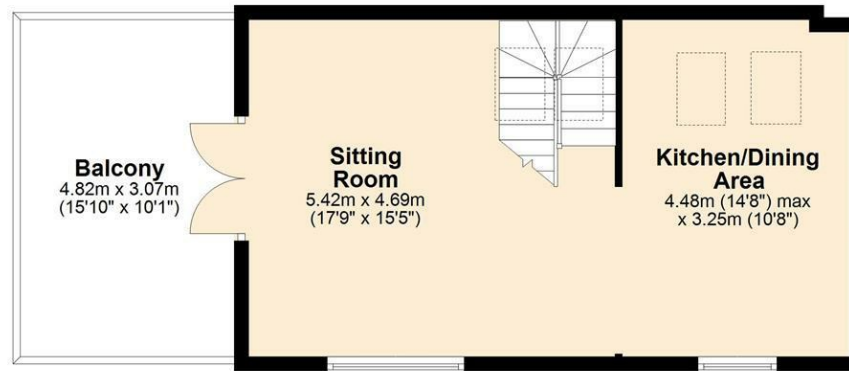




Ground Floor



First Floor



Mayes House, Tilehouse Street, Hitchin