



Lane End, Hatfield Leasehold

Price £240,000



HMO BUY TO LET INVESTMENT. First (TOP) floor maisonette located within a cul-de-sac location close to local shops and The University.

- Three bedroom maisonette
- Open Plan Kitchen
- Communal area
- Gas Central Heating
- Close to local amenities



THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.



## Entrance Hall

Via a part frosted double glazed front door. Stairs to:

## First Floor Landing

Single radiator. Storage cupboard. Access to loft. Panelled effect doors to bedrooms, bathroom and:

## Communal Room

Airing Cupboard. Door to bedroom one. Opening to:

## Kitchen

12'9" (3.89m) x 17'6" (5.33m)

Comprising a range of matching refitted wall and base units with work surfaces over and inset single drainer single bowl stainless steel sink unit with mixer tap. Part tiled walls. Multiple plug points. Built in electric hob with oven under and concealed extractor hood over. Space for under counter fridge and freezer. Plumbing for washing machine. Double glazed windows overlooking communal gardens.

## Bedroom One

10'4" (3.15m) x 12'9" (3.89m)

Double radiator. Multiple plug points. Double glazed bay window to front.

## Bedroom Two

8'7" (2.62m) x 15'6" (4.72m)

Built in single cupboard. Fitted Wardrobes. Double radiator. Multiple plug points. Double glazed window to front.

## Bedroom Three

8'6" (2.59m) x 9'5" (2.87m)

Built in storage cupboard. Double radiator. Multiple plug points. Double glazed windows to rear.

## Family Bathroom

Comprising a panel enclosed bath with electric shower unit over. Tiled walls. Low level WC. Pedestal wash hand basin. Single radiator. Extractor fan. Double glazed frosted window to rear.

## Exterior

Lockable brick storage cupboard to front. Communal gardens. Allocated parking.

## AGENT'S NOTE

Please be aware that a fee will be payable to Raine and Co for finding the tenants or for the ongoing management of the tenancy. Please ask a member of our sales team for more information.

## Further Details

The property is Leasehold

Council Tax Band - Band B