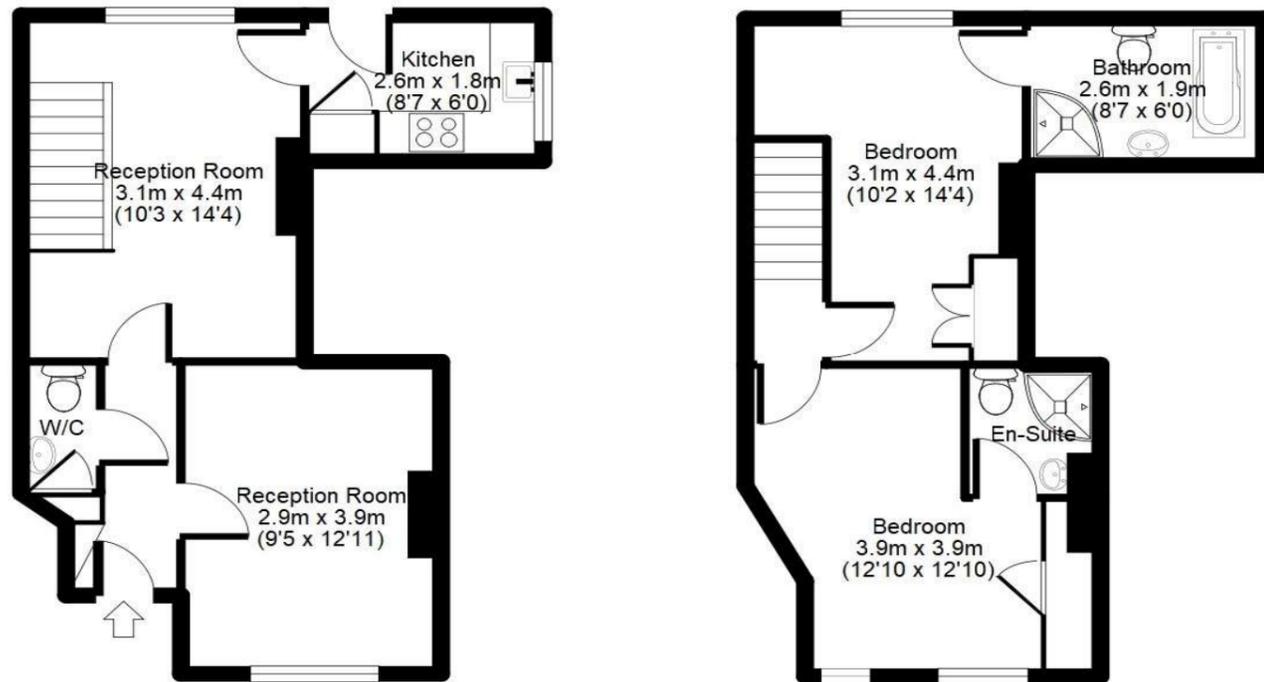


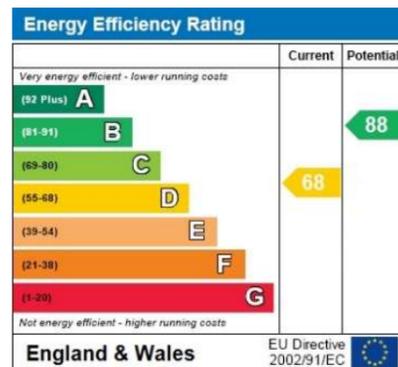
## Church Street, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 724 sq. ft / 67 sq. m



Ground Floor

First Floor



For identification purposes only  
Measurements are approx and not to scale

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.

## Church Street, Hatfield Freehold Price £450,000



Charming mid terrace property comprising 2/3 bedrooms, 2 bathrooms, 1/2 reception rooms offering an abundance of character and versatility built approximately around 1890 in the heart of Old Hatfield's conservation area.

- Character Property
- Many Original Features
- Convenient Location
- Reception Rooms (1/2)
- Bedrooms (2/3)
- Two Ensuite Bathrooms
- Cosy Wood Burner Stove
- Gas Central Heating
- Courtyard Garden





## Front Entrance

Steps up to a solid wooden character door with an overhead glass pane window allowing natural light into the Hallway. External lighting.

## Hallway

Carpeted flooring cupboard housing utility meters. Radiator. Door to cloakroom. Door to sitting room/ bedroom. Door to:

## Cloakroom

Conveniently located just off the hallway. Vinyl flooring. Low level W.C. Wall mounted wash hand basin. Tiled splash backs. Storage cupboards exposed timber doors, and radiator.

## Sitting Room / Possible Third Bedroom

Carpeted flooring, Cast iron character fireplace with tiled hearth. uPVC Sash windows to front aspect. Period cornice to ceiling. Double radiator.

## Living Room

Carpeted flooring, an inglenook style brick fireplace incorporating a cast iron wood burner stove, exposed wood mantle and tiled hearth. uPVC Sash windows to rear aspect. Double radiator. Carpeted stairs rising to first floor. Door to:

## Kitchen

Traditional terracotta tiled flooring. A good selection of wall and base units with wooden work tops and splash backs, a one bowl Butler style sink, Wall mounted `Vaillant` boiler. A 4 ring gas hob and electric oven with smoke glazed splash back, Integrated fridge freezer. Space and plumbing for washing machine. Radiator. Part tiled walls. Glazed door to exterior. Glazed window to side aspect.

## First Floor

### Landing

Part panelled walls. Doors to bedrooms. Access to loft.

### Bedroom One

A bright good sized double bedroom with exposed wooden floorboards. Two uPVC sash windows to the front aspect. Built-in walk-in wardrobe with shelving rails. Door to:

### En-Suite Shower

Fully tiled. Corner cubicle with sliding doors, power shower with traditional rain shower overhead, pedestal wash basin with surrounding vanity unit. Low level W.C. Mirrored bathroom cabinet. Stainless steel wall mounted heated towel rail. Tiled flooring. Extractor fan.

### Bedroom Two

Good good sized double bedroom with carpeted flooring, uPVC sash window to rear aspect. Featured fireplace. Airing cupboard housing hot water cylinder and shelving. Door to:

### En-Suite Bathroom

Part tiled. Exposed wooden floorboards, low flushing WC, free standing enamel bathtub with mixer tap and shower attachment, Pedestal sink with mixer tap. Wall mounted heated towel rail. uPVC double glazed window to side aspect.

### External

To the rear there is a courtyard garden that offers a relaxing haven at the end of a of the working day. Area for table and chairs to enjoy the peace, quiet and alfresco living. Gated access to covenanted walk through for rear secondary pedestrian access.

### Local Area

On your doorstep is Hatfield House with its wonderful gardens and woodland walks. You can purchase a seasonal pass. Within close proximity are boutique shops, a convenience store and two public houses all close by. Situated 0.4 miles walking distance to Hatfield Train Station taking you into the heart of King Cross and easy access to the A1(M).

### Further Details

The property is Freehold  
Council Tax Band - Band D

**AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.**