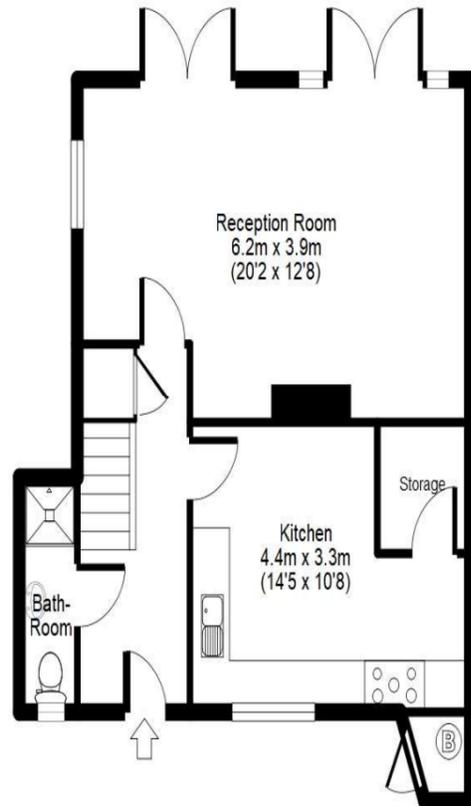
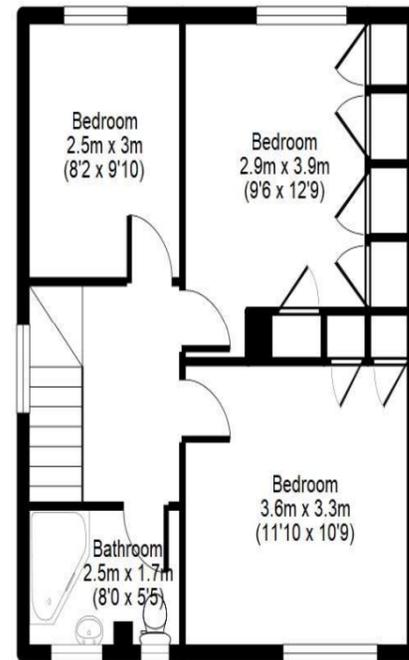


Aldykes, Hatfield, AL10

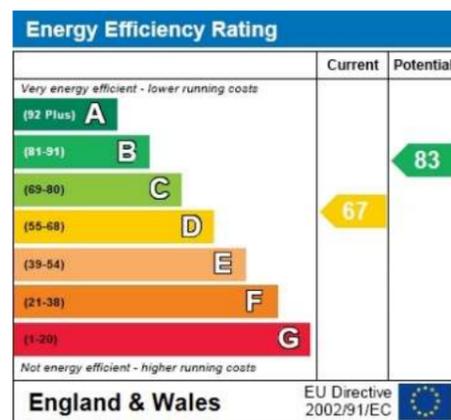
APPROX GROSS INTERNAL FLOOR AREA: 983 sq. ft / 91 sq. m



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 particular 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.

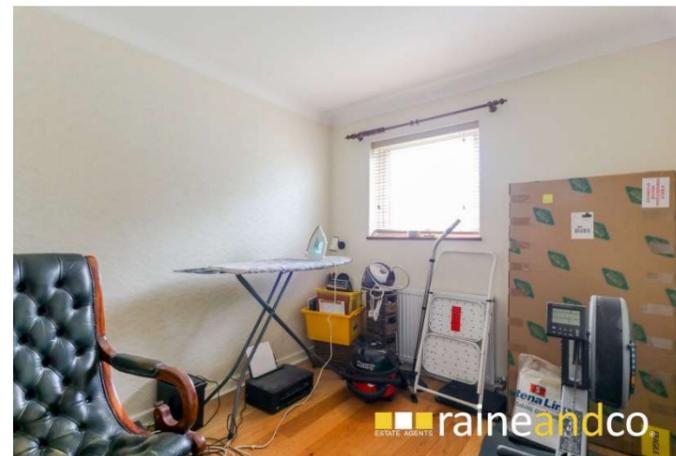
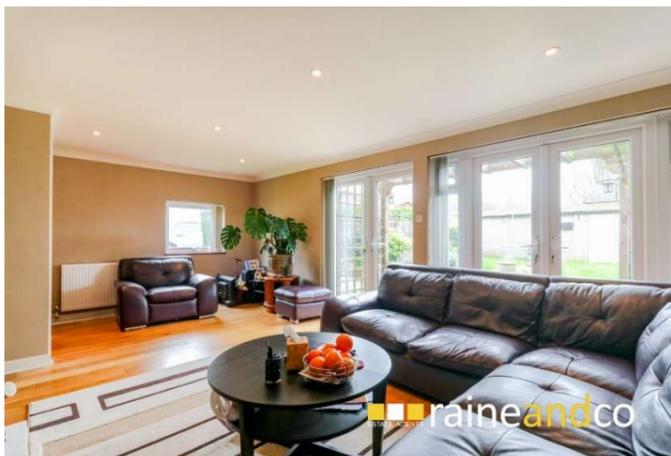
Aldykes, Hatfield Freehold Price £425,000



GARAGE TO REAR. Extended end of terrace house situated in a central location close to The Galleria Shopping Centre, town centre, swimming pool and The Hatfield Business Park

- Extended End Terrace House
- Three Bedrooms
- Lounge / Dining Room
- Refitted Kitchen / Breakfast Room
- First Floor Bathroom with Corner Bath
- Ground Floor Cloaks / Shower Room
- Garage to Rear
- Southerly Westerly Aspect Rear Garden





Entrance Hall

Via a half frosted leaded light effect front door. Stairs to first floor with understairs storage area and cupboard. Double radiator. Varnished wood flooring. Doors to lounge/dining room, kitchen/breakfast room and:

Shower / Cloakroom

Comprising a fully tiled shower cubicle with frosted glazed door and Mira thermostat controlled shower. Low level W.C. Wall mounted wash hand basin. Tiled walls. Tiled floor. Down lighters. Extractor fan. Heated chrome effect towel rail. Frosted double glazed window to front.

Kitchen / Breakfast Room

Comprising a range of refitted wall and base units with work surfaces over and inset single bowl single drainer ceramic sink unit with mixer tap. Freestanding five ring gas range with double oven, grill and extractor hood over. Built in concealed fridge and washing machine. Space and plumbing for slimline dishwasher. Double radiator. Part wood clad walls to dado. Tiled floor. Double glazed window to front. Door to:

Freezer Room

Space for upright fridge/freezer and double meter cupboard above. Tiled floor.

Lounge / Dining Room

Double radiator. Features fireplace. Down lighters. Varnished wood flooring. Dual aspect with double glazed window to side and two double glazed French doors to rear.

First Floor Landing

Down lighters. Access to loft. Double glazed window to side. Doors to:

Bedroom One

Five built in single cupboards (one with a radiator), four to one wall. Double radiator. Double glazed window to rear.

Bedroom Two

Two built single cupboards. Double radiator. Double glazed window to front.

Bedroom Three

Double radiator. Double glazed window to rear.

Bathroom

Comprising a refitted suite with a panel enclosed corner bath with mixer tap and hand shower. Low level W.C. Pedestal wash hand basin with mixer tap. Tiled walls. Tiled floor. Downlighters. Heated chrome effect towel rail. Two frosted double glazed front doors to front.

Front Garden

Brick paved with brick walls to front and side with wrought iron inserts. Exterior storage cupboard with UPVC door and housing boiler.

Rear Garden Approx 39'0

South Westerly aspect. Paved patio area partly covered by a pergola. Brick built bar-B-Que. Raised brick retained flower beds. Steps up to central path giving access to garage and with laid to lawn to both sides and flower beds to borders. A range of mature shrubs and bushes. Gated side pedestrian access.

Garage Approx 22'8 x 10'6

Electric remote control up and over metal door. Light and power. Two windows to side. Pedestrian door to rear garden.

Parking

Fore court parking for one small car.

Further Details

The property is Freehold
Council Tax Band - Band C

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.