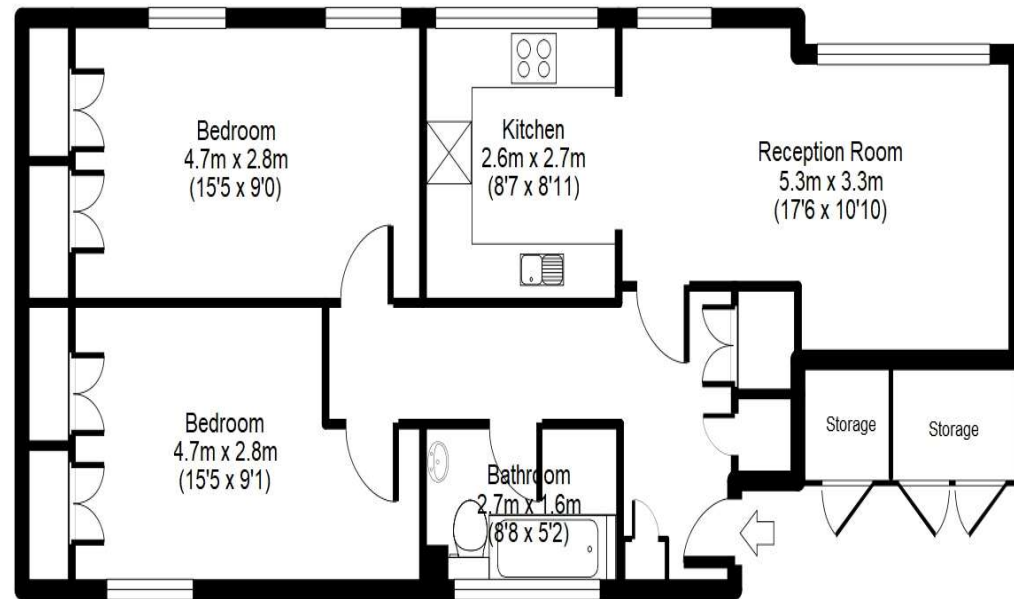


Hillfield, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 704 sq. ft / 65 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	53
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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.

Hillfield, Hatfield Leasehold Price £249,500



DETACHED TWO BEDROOM MAISONETTE is ideally located within walking distance of HATFIELD TRAIN STATION, TESCO RETAIL PARK AND EASY ACCESS TO A1(M).

- Detached Maisonette
- Refurbished and Redecorated
- Ample Storage Space
- Walking Distance of Hatfield Train Station
- Open Plan Kitchen / Living Area





Entrance Hall

Double glazed door front leading into entrance hall, wood flooring throughout, multiple storage cupboards, doors to living area, bedrooms, and bathroom.

Reception Room

Double radiator, television and telephone points, multiple plug points, dining area, spotlights open arch to kitchen:

Kitchen

Wood flooring, comprising a range of matching fitted wall and base units with work surfaces. Sink unit with mixer tap, gas hob, built in double oven, space for under counter fridge freezer, plumbing for washing machine and dish washer, multiple plug points, double-glazed windows.

Bedroom One

Wood flooring, range of built in double wardrobes, television and telephone point, radiator, double-glazed windows.

Bedroom Two

Carpet flooring, range of built in double wardrobes, television and telephone point, vertical radiator, double-glazed windows.

Bathroom

Fully tiled walls and floors, comprising of panel enclosed bath with mixer tap and electric shower, low level w/c, frosted double-glazed windows.

Front Garden

Communal shared terrace to front.

Further Details

The property is Leasehold
Council Tax Band - Band B

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.