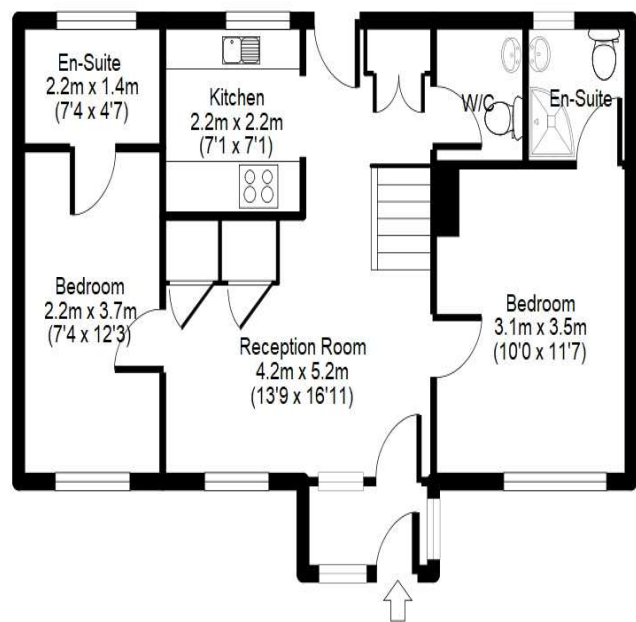
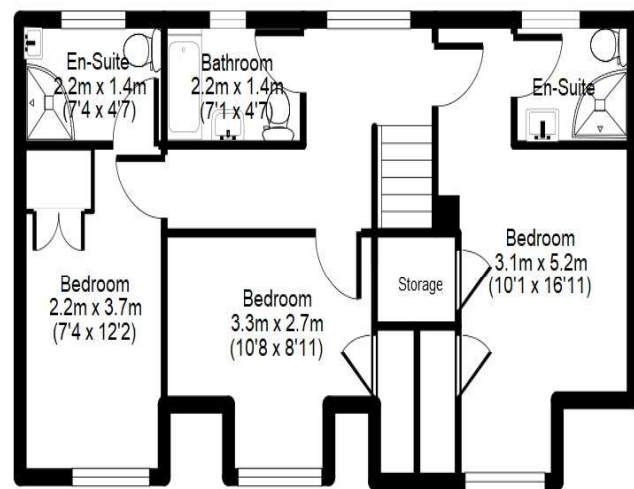


## Branch Close, Hatfield, AL10

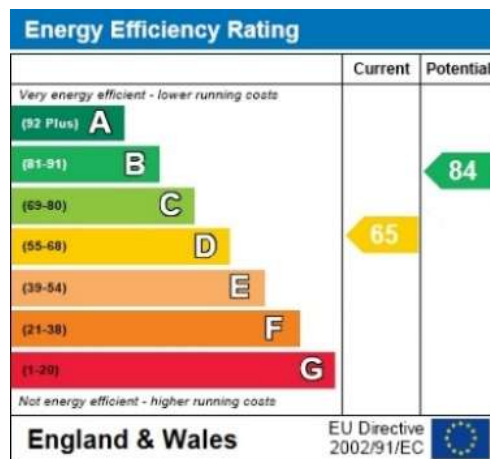
APPROX GROSS INTERNAL FLOOR AREA: 1051 sq. ft / 98 sq. m



Ground Floor



First Floor



For identification purposes only  
Measurements are approx and not to scale

## Branch Close, Hatfield Freehold Price £495,000



**BUY TO LET CLOSE TO TRAIN STATION.** EXTENDED end of terrace house situated in a cul-de-sac location on the edge of the convenient Birchwood area close to local shops, The Great North Road Industrial area, Old Hatfield and Tesco's Supermarket.

- Extended End Terrace House
- Close to Train Station
- Four / Five Bedrooms
- Four En-Suites & Family Bathroom
- Communal Room
- Refitted Kitchen
- Front & Rear Gardens
- Double Garage & Driveway to Rear



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 Porch

Via a half frosted double glazed front door. Frosted double glazed windows to front and side. Frosted double glazed door to:

## Entrance Hall / Communal Room

Stairs to first floor with understairs storage cupboard. Two further storage cupboards. Boiler cupboard. Tiled floor. Double radiator. Double glazed window to front. Double glazed door to rear garden. Doors to bedrooms, kitchen and:

## Cloakroom

Low level W.C. Vanity unit with mixer tap and cupboard under. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## Kitchen

Comprising a range of refitted matching wall and base units with work surfaces over and inset single drainer, one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Space for under counter fridge. Plumbing for washing machine. Tiled floor. Double glazed window to rear.

## Bedroom One

Built in double cupboard. Double radiator. Double glazed window to front. Door to:

## En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed screens, door and electric shower. Low level W.C. Vanity unit with mixer tap and cupboard under. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## Bedroom Two

Double radiator. Double glazed window to front. Door to:

## En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed screens, door and electric shower. Low level W.C. Vanity unit with mixer tap and cupboard under. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## First Floor Landing

Access to loft. Double radiator. Double glazed window to rear. Doors to:

## Bedroom Three

Built in single cupboard. Built in airing cupboard. Double radiator. Double glazed window to front. Door to:

## En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed screens, door and electric shower. Low level W.C. Vanity unit with mixer tap and cupboard under. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## Bedroom Four

Double radiator. Double glazed window to front. Door to:

## En-Suite Shower Room

Comprising a fully tiled shower cubicle with glazed screens, door and electric shower. Low level W.C. Vanity unit with mixer tap and cupboard under. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## Bedroom Five

Built in single cupboard. Double radiator. Double glazed window to front.

## Bathroom

Comprising a panel enclosed bath with mixer atap and hand shower attachment. Low level W.C. Vanity unit with mixer tap and cupboard under. Extractor fan. Heated chrome effect towel rail. Tiled floor. Frosted double glazed window to rear.

## Front Garden

Mainly gravelled with fencing to borders. Pedestrian gate and path to front door.

## Rear Garden - Approx 58'10"

Mainly gravelled with mature hedges and fencing to borders. Paved patio area and path to gated rear Pedestrian access. Cold water tap.