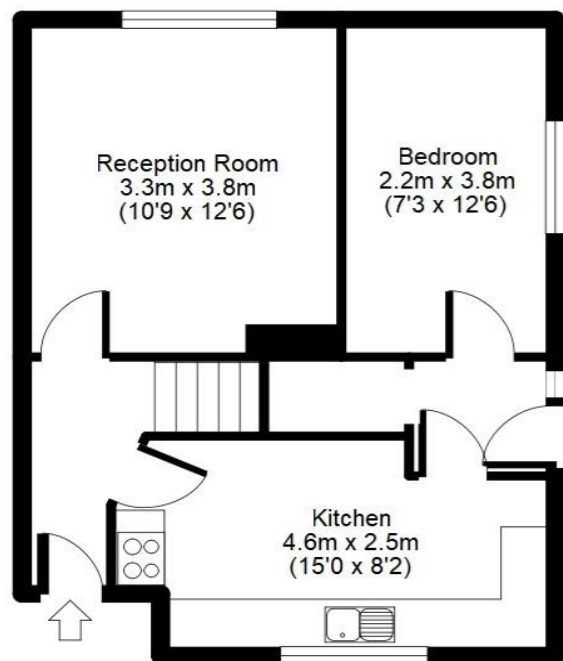
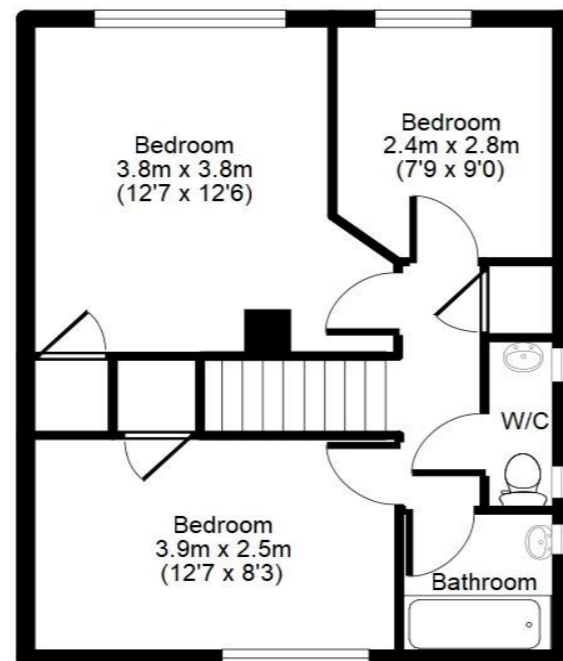


Indells, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 850 sq. ft / 79 sq. m

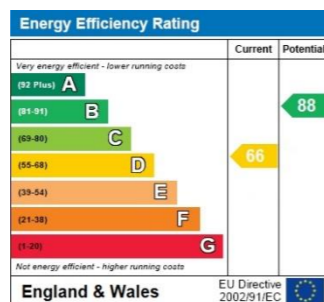


Ground Floor



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.

Indells, Hatfield Freehold
Price £360,000



This well presented THREE/FOUR BED SEMI DETACHED house is situated within a cul-de-sac in the Roe Hyde Area of Hatfield located within close proximity to local shops and The Galleria Shopping Centre.

- Chain Free
- Semi Detached
- Three/Four Bedrooms
- One / Two Reception Rooms
- Front & Rear Gardens
- Gas C/H to Radiators
- Double Glazing
- Cul-de-sac location





Entrance Porch

Via a frosted double glazed front door. Double glazed leaded light and frosted window to front. Door to:

Entrance Hall

Laminated flooring. Carpeted stairs to first floor. Radiator. Doors to:

Kitchen / Breakfast Room

Comprising a range of refitted matching wall and base units with work surfaces over, stainless steel sink unit with mixer tap. Part tiled walls. Free standing electric cooker with overhead extractor hood. Recess for upright fridge/freezer. Laminated flooring. Door leading to:

Utility / Lobby

Vinyl flooring. Space and plumbing for washing machine and tumble dryer. Double glazed door and window to side. Doors to: **Reception Room / Bedroom Four**

Carpeted flooring, radiator and double glazed window to side.

Lounge / Dining Room

Laminated flooring, radiator, and a double glazed window overlooking the rear garden.

First Floor Landing

Carpeted flooring, airing cupboard housing combi boiler. Carbon monoxide alarm. Doors to:

Bedroom One

Carpeted flooring, Single radiator. Double glazed window to rear.

Bedroom Two

Carpeted flooring, Single radiator. Double glazed window to front.

Bedroom Three

Carpeted flooring, Single radiator. Double glazed window to rear.

Bathroom

A bathroom suite comprising of a panel enclosed bath with mixer tap and separate shower unit over. Pedestal wash hand basin and mixer tap. Part tiled walls. Extractor fan. Frosted double glazed window to side. Radiator. Vinyl Flooring.

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.