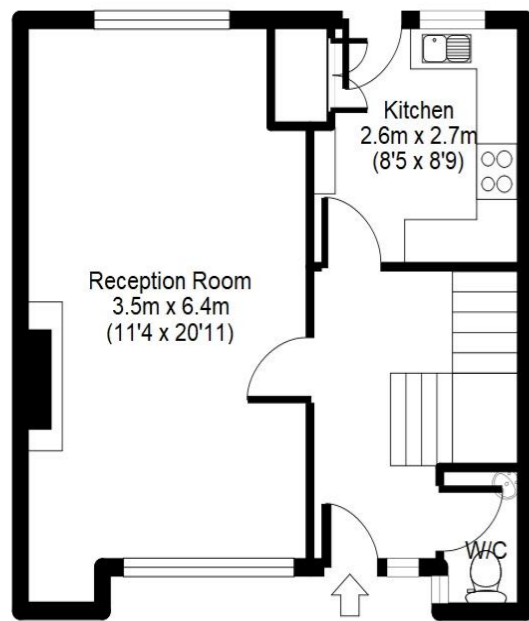
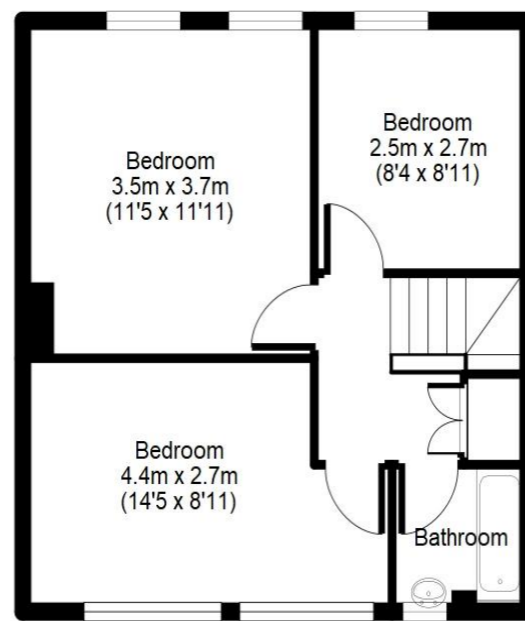


Linnet Walk, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 808 sq. ft / 75 sq. m



Ground Floor



First Floor

Linnet Walk, Hatfield Freehold

Price £349,995



CHAIN FREE HOUSE IN POPULAR BIRDS AND TREES AREA. This mid terraced house is situated over looking a small green to the front in this popular location.

- Mid Terraced House
- Popular Location
- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom with Shower
- Ground Floor Cloakroom
- Front & Rear Gardens



Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 Plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
68	
England & Wales	EU Directive 2002/91/EC

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 Plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
70	
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.



Entrance Hall

Via a UPVC Georgian style double glazed front door. Frosted double glazed window to front. Stairs to first floor with understairs storage cupboard. Double radiator. Panelled effect doors to lounge/diner and kitchen. Door to:

Ground Floor Cloakroom

Comprising a low-level W.C. Corner wash hand basin with splash back tiled walls. Wood effect veneer flooring. Frosted double glazed window to front.

Lounge / Dining Room

Two double radiators. New feature chimney piece with flame effect remote controlled electric fire. Wood effect veneer flooring. Dual aspect with double glazed windows to front and rear.

Kitchen

Comprising a range of matching wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Electric cooker point. Space for under counter fridge and freezer. Plumbing for washing machine. Built in larder cupboard. Tiled effect veneer floor. Double glazed window to rear. Half double-glazed door to rear garden.

First Floor Landing

Overstairs double cupboard housing wall mounted combi boiler. Access to loft. Panelled effect doors to:

Bedroom One

Double radiator. Two double glazed window to rear.

Bedroom Two

Single radiator. Two double glazed windows to front.

Bedroom Three

Single radiator. Double glazed window to rear.

Bathroom

Comprising a panel enclosed bath with separate shower unit over. Wash hand basin. Part tiled walls. Extractor fan. Single radiator. Frosted double glazed window to front.

Front Garden

Mainly paved with flower beds and bushes to boundaries.

Rear Garden

Patio area and path with pergola over to gated rear pedestrian access. Laid to lawn with flower beds to borders with a range of mature shrubs and bushes. Coal bunker (redundant). Timber garden shed. Metal bike store.

Agents Note

The cooker, fridge, freezer, washing machine and tumble dryer can be included in the sale as well as bedroom furniture as seen.

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.