

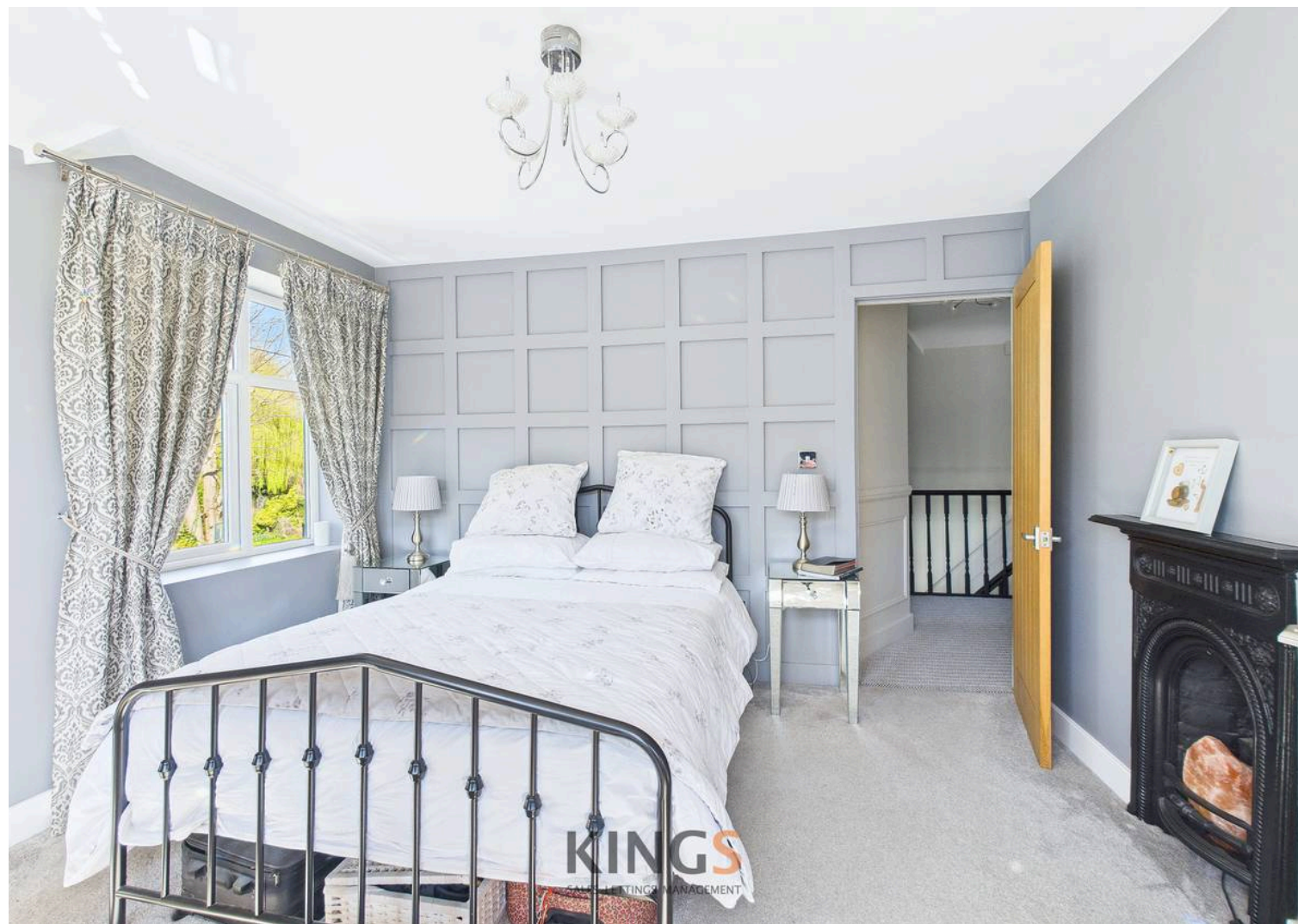


Mill Green Lodge Mill Green, Hatfield – AL9 5PA

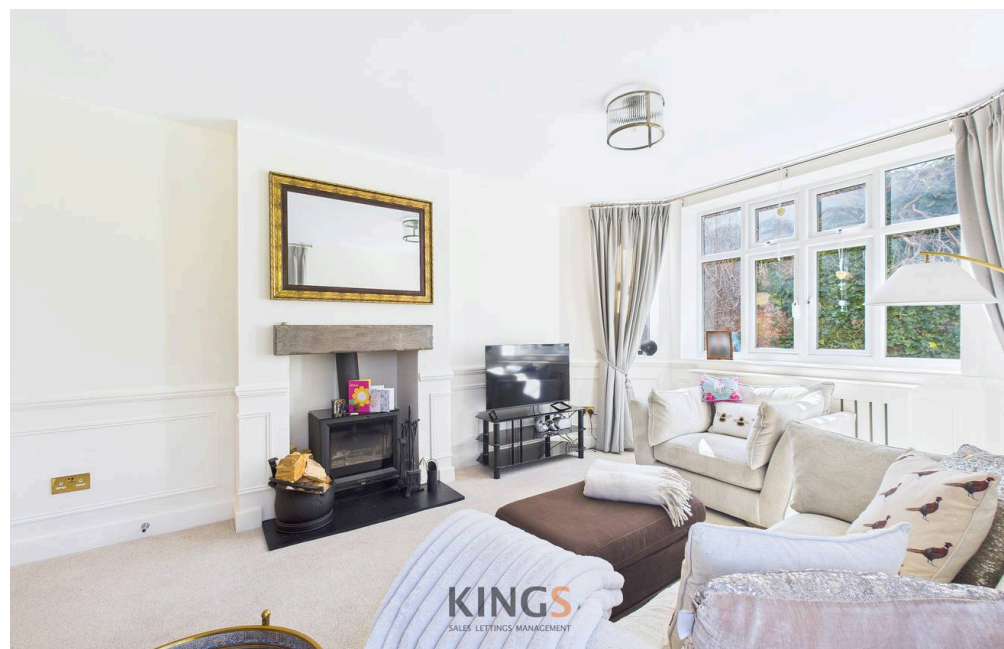
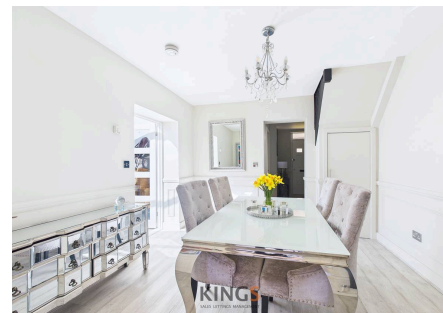
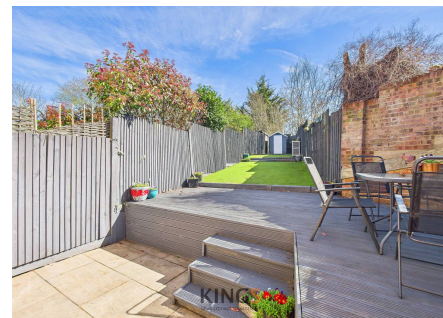
£600,000 Freehold

VICTORIAN SEMI DETACHED • THREE BEDROOMS • THREE RECEPTION ROOMS • SUPERB MODERN FITTED KITCHEN • LUXURY MODERN FITTED BATH/SHOWER ROOM • OPEN FIREPLACES • MATURE WEST FACING GARDEN • MANY CHARACTER FEATURES • FREEHOLD • EPC RATING – TBC

KINGS
SALES LETTINGS MANAGEMENT



One of two immaculately presented Victorian semi-detached homes in the hamlet of Mill Green, close to the River Lee. This property offers spacious accommodation with period style high ceilings, cast iron fireplaces and has been totally refurbished throughout, including a new bath/shower room white suite. Modern 'Howdens' fitted kitchen/ family room opening onto rear garden. Other features include dual aspect in the living room and a separate dining room with an adjacent sun room. The property benefits from cast iron style fireplaces in two of the bedrooms, double glazing, gas to radiator central heating, off street parking, side courtyard, mature front garden and enclosed rear garden.

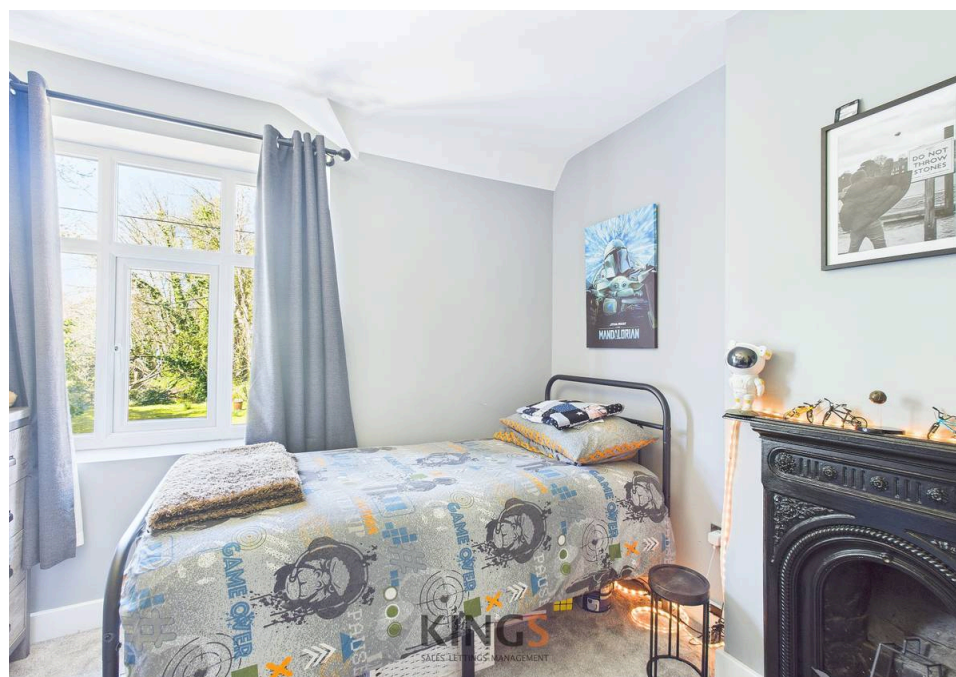


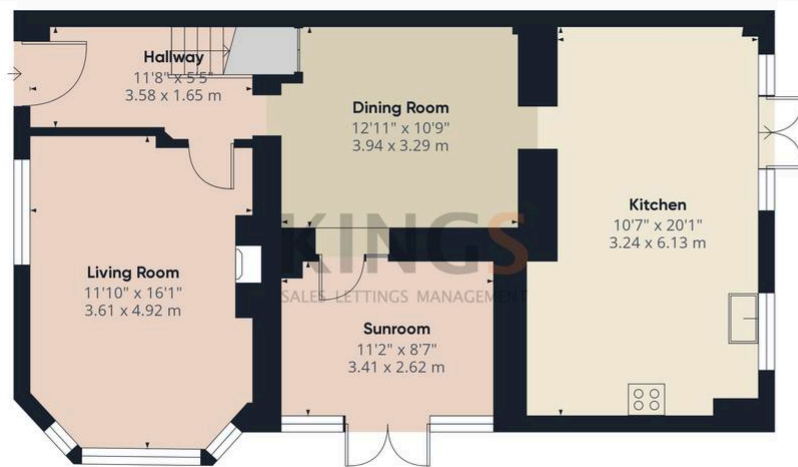
Council Tax band: TBD

Tenure: Freehold

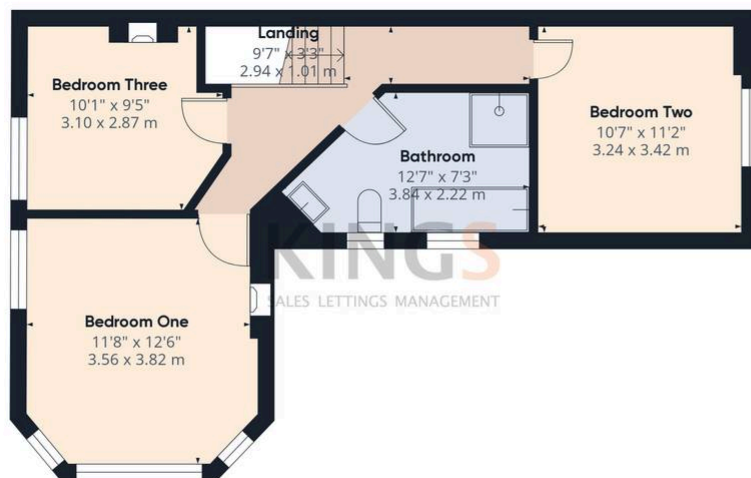
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F





Ground Floor



Floor 1

KINGS
SALES LETTINGS MANAGEMENT

Approximate total area⁽¹⁾

1220.75 ft²

113.41 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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