



**Connells**

connells.co.uk

01727 851 100

**FOR SALE**

**Connells**

Mosquito Way  
Hatfield



### Property Description

This seven bedroom mid terraced town house comprises of an entrance hall, shower room, kitchen/diner and one bedroom on the ground floor, three bedrooms and a shower room on the first floor and then a further three bedrooms and a bathroom on the top floor. Externally there is an enclosed rear garden, garage and parking.

Mosquito Way is in the popular Salsbury Village area of Hatfield conveniently located close by to the University of Hertfordshire, David Lloyd's leisure centre and the Galleria shopping centre which has an array of shops, restaurants and a cinema. It is also close by to Hatfield train station giving direct access into Kings Cross. There is also a great choice of primary schools, secondary schools and parks so is an ideal location for families. GREAT FOR FAMILIES OR INVESTORS.

- " HMO Licence: Licensed for 9 persons
- " Rental Income: £54,028 per annum
- " Monthly Rent: £4,502 pcm
- " Weekly Rent: £1,039
- " Current Contract Term: 22 September 2025 to 21 September 2026
- " Asking Price: £625,000
- " Gross Yield (ROI): Approximately 8.6%



## Entrance Hall

Radiator and fuse box.

## Kitchen/Diner

12' x 17' ( 3.66m x 5.18m )

Door and window to the rear, fitted kitchen with an array of wall and base units, work surface, sink and drainer, tiled splash back, space for washing machine and fridge freezer, cooker, electric hob, cooker hood, spot lights, understeers cupboard, radiator and tiled flooring.

## Bedroom One

10' x 12' ( 3.05m x 3.66m )

Window to the front, wash hand basin, radiator and laminate flooring.

## Shower Room

Three piece suite comprising of wc, wash hand basin and shower, extractor fan, radiator and part tiled.

## Landing

Cupboard housing Mega Flow system, laminate flooring.

## Bedroom Two

10' 4" x 17' 2" into wardrobe ( 3.15m x 5.23m into wardrobe )

Two Juliet balconies to the rear, wash hand basin, built in wardrobes, laminate flooring.

## Bedroom Three

8' x 11' ( 2.44m x 3.35m )

Juliet balcony to the front, laminate flooring.

## Bedroom Four

7' x 11' max ( 2.13m x 3.35m max )

Juliet balcony to the front, laminate flooring.

## Shower Room

Three piece suite comprising of wc, wash hand basin and shower, extractor fan and laminate flooring.

## Landing

Access to the loft, radiator and laminate flooring.

## Bedroom Five

10' 1" x 17' into wardrobe ( 3.07m x 5.18m into wardrobe )

Two windows to the rear, built in wardrobes, laminate flooring.

## Bedroom Six

8' max x 11' max ( 2.44m max x 3.35m max )

Window to the front, laminate flooring.

## Bedroom Seven

7' x 13' into wardrobe ( 2.13m x 3.96m into wardrobe )

Window to the front, built in wardrobes, laminate flooring.

## Bathroom

Three piece suite comprising of wc, extractor fan, wash hand basin and bath with shower, part tiled, spot lights, radiator and laminate flooring.

## Rear Garden

Laid to law with fences to the borders, rear gate access.

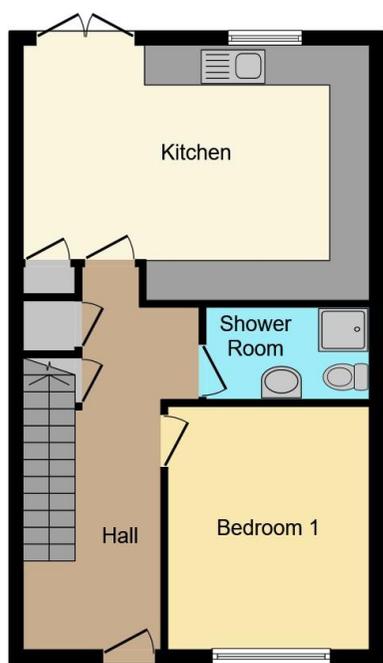
## Garage

Garage to the rear of the property.

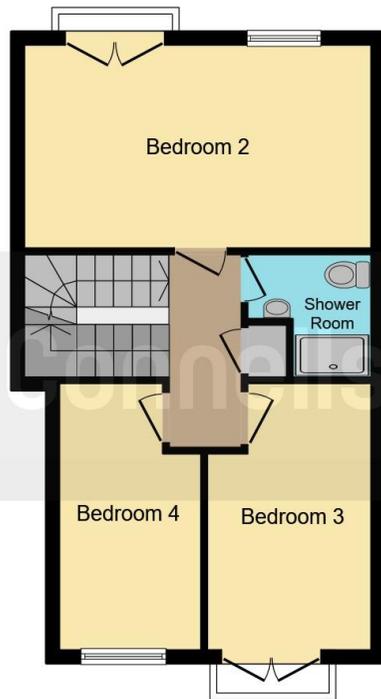
## Parking

Parking to the front of the garage at the rear of the property.

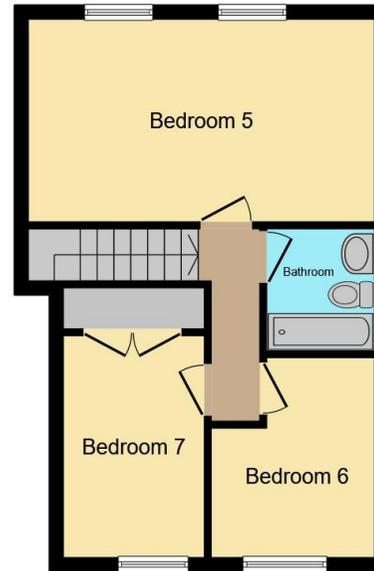




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01727 851 100**  
**E [marshalswick@connells.co.uk](mailto:marshalswick@connells.co.uk)**

5 Wycombe Place The Quadrant Marshalswick  
 ST ALBANS AL4 9RH

EPC Rating: C Council Tax  
 Band: E

**view this property online [connells.co.uk/Property/MWK305285](http://connells.co.uk/Property/MWK305285)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MWK305285 - 0016