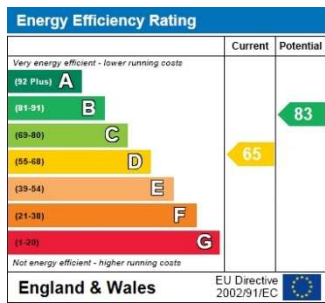




Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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 particular 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.

Bradshaws, Hatfield, Freehold
Guide Price £400,000



CHAIN FREE extended three bedroom terraced home on Bradshaws in Hatfield offers a driveway, spacious living accommodation, downstairs WC, south east facing garden with powered shed, gas central heating and double glazing perfect for families and first time buyers alike.

- Chain Free
- Extended Three Bedroom Terraced Home
- Private Driveway
- South East Facing Rear Garden
- Downstairs WC
- Three Year Old Boiler
- Gas Central Heating
- Double Glazing Throughout
- Powered Garden Shed
- Excellent Family Home In A Popular Hatfield Location





Offered to the market **CHAIN FREE**, this well presented and extended three bedroom terraced home provides generous living accommodation throughout and is perfectly suited to families, first time buyers or investors alike. The property benefits from a private driveway, gas central heating supplied by a three year-old boiler, double glazing, a convenient downstairs WC and a beautifully maintained south east facing rear garden complete with a powered shed, outside sockets and an external tap. The welcoming entrance hall offers ample built in storage and leads through to a spacious dual aspect living area. The generous living room enjoys plenty of natural light and benefits from multiple built in storage cupboards, whilst double doors create an open flow into both the kitchen and dining room. The fitted kitchen is well equipped with integrated appliances including a dishwasher and a newly fitted integrated washing machine, together with a breakfast bar, gas hob, extractor fan, stainless steel sink and space for a freestanding fridge/freezer. The adjoining dining room forms part of the rear extension and provides an excellent entertaining space with dual aspect windows and double doors opening directly onto the rear garden. Upstairs are three well proportioned bedrooms, with the principal bedroom benefiting from two built in wardrobes and dual front aspect windows. The family bathroom is fully tiled and comprises a bath with shower attachment, WC, wash hand basin and heated towel rail. Externally, the south east facing rear garden is arranged over two levels with a patio seating area, lawn, pathway leading to the shed with power, outside lighting, electrical sockets and an external tap, creating an ideal space for both relaxing and entertaining.

Ground Floor

Entrance Hall

A bright and welcoming entrance hall featuring tiled flooring, window to the front aspect, two generous built in storage cupboards, gas radiator, staircase to the first floor and doors leading to both the kitchen and living room.

Kitchen

Fitted with tiled flooring, chipboard worktops with matching splashbacks, breakfast bar, stainless steel sink with drainer, gas hob with integrated extractor hood and gas oven, integrated dishwasher, newly fitted integrated washing machine and space for a freestanding fridge/freezer. Window overlooking the rear garden, gas radiator, door to the garden, door to the dining room and double doors into the living room.

Downstairs WC

Conveniently positioned off the rear of the property and fitted with tiled flooring, low level WC and vanity wash hand basin.

Living Room

A spacious reception room with laminate flooring, large front aspect window allowing plenty of natural light, three built in storage cupboards, gas radiator and double doors opening into both the kitchen and dining room, creating a flexible open plan feel when desired.

Dining Room

A fantastic extension to the property providing additional living space, featuring laminate flooring, gas radiator, dual aspect windows to the side and rear and double glazed doors opening onto the rear garden. Access is provided to both the kitchen and living room.

Garden

A well maintained south east facing rear garden arranged over two levels with patio seating area, lawn, pathway leading to the powered shed, outside tap and external power sockets, offering an excellent space for entertaining and family enjoyment

First Floor

Landing

Laminate flooring with doors leading to all three bedrooms and the family bathroom. Airing cupboard and access to a fully boarded loft providing excellent additional storage.

Bedroom One

A generous double bedroom with laminate flooring, two front aspect windows allowing plenty of natural light, two built in wardrobes and gas radiator.

Bedroom Two

A well proportioned bedroom with laminate flooring, front aspect window and gas radiator.

Bedroom Three

A comfortable single bedroom ideal as a child's room, nursery or home office, featuring laminate flooring, rear aspect window and gas radiator.

Family Bathroom

Fully tiled and comprising a panel enclosed bath with shower attachment, low level WC, wash hand basin, heated towel rail, rear aspect window and an additional internal frosted glazed window allowing further natural light.

Further Details

The property is Freehold

Council Tax Band - Band D

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.