Bradshaws, Hatfield, AL10 9QP

Guide Price £325,000

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Bradshaws, Hatfield

Guide Price: £325.000-£335.000

Fabulous opportunity to purchase this three bedroom family home with a private driveway for two vehicles, and a south east facing rear garden.

The property offers of a tremendous opportunity for modernisation, whilst still being fabulously presented and ready to move in. Offering great access to major road links and parkland, we do not anticipate this property will be on the market for long.

The accommodation briefly comprises of entrance porch, entrance hall, a dual aspect lounge/dining room with doors leading to the rear garden, a fitted kitchen/breakfast room, three first floor bedrooms and a bathroom/wc. The property has gas radiator central heating and double glazing.

Outside there is a good sized, low maintenance south east facing rear garden, the front provides private parking for two vehicles and a small garden area.

Entrance Porch
Double glazed entrance door and windows, internal door to:

Entrance Hall
Stairs to first floor, radiator, doors to:

Dual Aspect Lounge/Dining Room
Dual aspect room with double glazed window to front and doors to rear leading to the southerly facing rear garden, two radiators.

Kitchen/Breakfast Room
Fitted range of wall and base units, complimentary work surfaces and tiled splash backs, inset sink/drainer with mixer tap, space for fridge freezer, washing machine, inset gas hob with oven under, radiator, floor standing gas fired boiler, double glazed window and door leading to the southerly facing rear garden.

Landing
Shelved airing cupboard, doors to:

Bedroom One
Two double glazed windows to front, radiator, built in wardrobe.

Bedroom Two
Double glazed window to front, radiator

Bedroom Three
Double glazed window to rear, radiator, built in wardrobe.

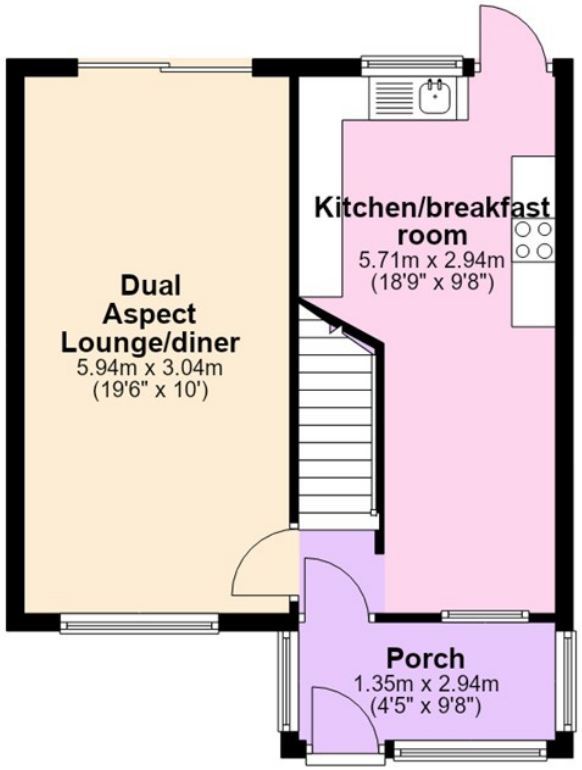
Bathroom/wc
Panel enclosed bath, wash hand basin with cupboard under, concealed cistern wc, complimentary wall tiling, radiator, storage, double glazed window to rear.

South East Facing Rear Garden
South East facing and designed with low maintenance in mind, full width patio area to the immediate rear with retaining wall and steps up to a lawn, raised flower and shrub beds, greenhouse, water tap.

Private Driveway
Providing private off street parking for two vehicles, raised planter, hedge to side.

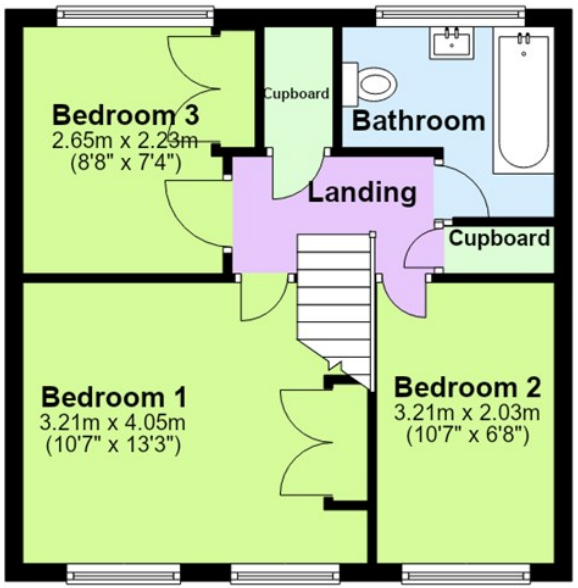
Ground Floor

Approx. 41.5 sq. metres (447.1 sq. feet)

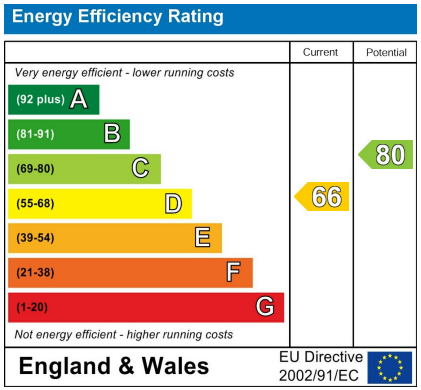


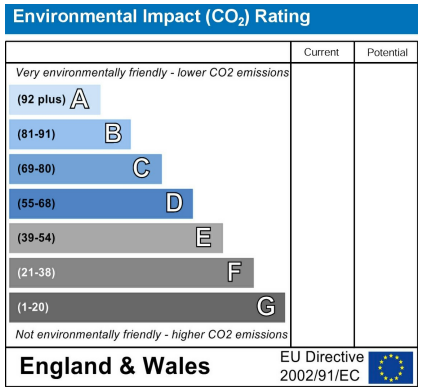
First Floor

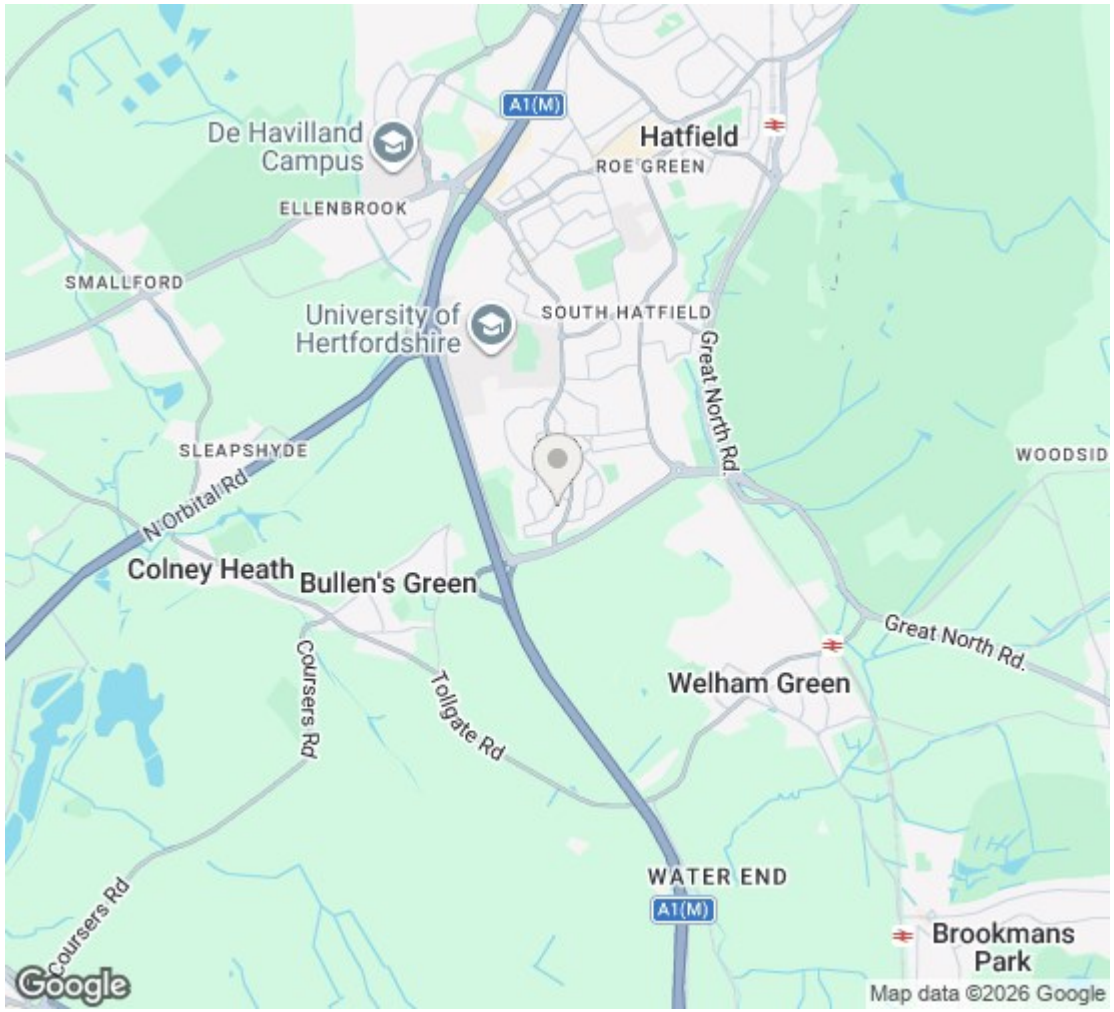
Approx. 37.3 sq. metres (401.2 sq. feet)



Total area: approx. 78.8 sq. metres (848.3 sq. feet)







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3: Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
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