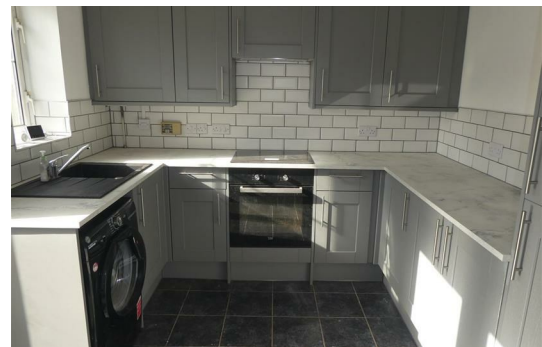
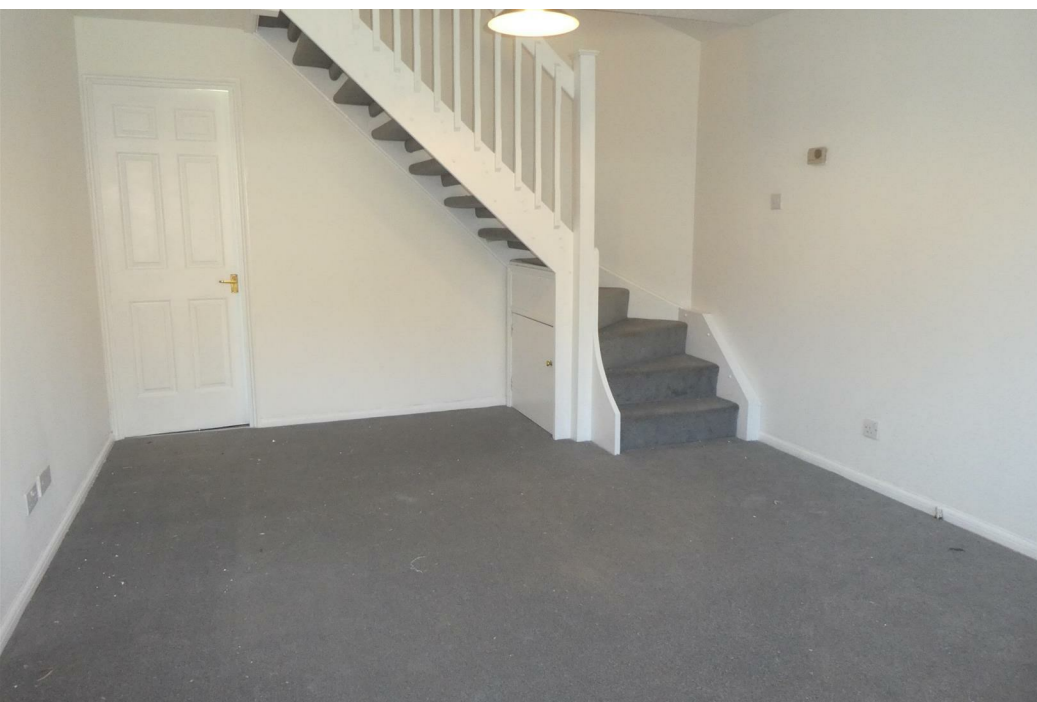




**2 Bed
House - Terraced
located in Hatfield**

Duncan Perry
SALES ■ LETTINGS ■ COMMERCIAL

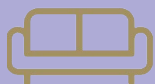
Heyford Way
Hatfield
Herts
AL10 0AT



2



1



1



£1,650 PCM

Two bedroom mid terrace house located within 650 metres of Hatfield Train Station. The property has been fully refurbished and comprises lounge, kitchen, bathroom, gas central heating, double glazed, rear garden and allocated parking.

Two bedroom mid terrace house located within 650 metres of Hatfield Train Station. The property has been fully refurbished and comprises lounge, kitchen, bathroom, gas central heating, double glazed, rear garden and allocated parking.

GROUND FLOOR

KITCHEN

11'9" x 9'0"

Range of wall and base units, work surfaces, single drainer bowl sink with mixer tap, tiled splash back, tiled floor, integrated fridge/freezer, Hoover washing machine, Beko electric oven and hob with extractor fan above, cupboard housing Baxi boiler, radiator, double glazed window to rear, double glazed patio doors to rear garden.

LOUNGE

15'5" x 11'9"

Radiator, cupboard housing consumer unit, under stairs cupboard, double glazed window to front, turn flight stairs leading to:

FIRST FLOOR

BEDROOM ONE

11'9" x 9'1"

Radiator, wardrobe, double glazed window to rear.

BEDROOM TWO

11'9" x 7'2"

Radiator, double glazed window to front.

BATHROOM

8'8" x 4'6"

White three piece suite comprising paneled bath with mixer tap, wall mounted Thermostatic shower and shower screen, low level wc, vanity unit with mixer tap, heating towel rail, cupboard housing water tank, high level storage cupboard, extractor fan.

LANDING

Access to loft void.

EXTERIOR

REAR GARDEN

45'0"

Lawn area, patio area.

FRONT GARDEN

Path to front door, small lawn area.

AGENT NOTES

Holding Deposit - £380

Dilapidations Deposit - £1,903

Tenancy Term - Monthly Periodic Tenancy

EPC Rating - C

Council Tax Band D - Welwyn & Hatfield Council

Property Mis Descriptions Act

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance, we will attempt to assist. All measurements quoted are approximate. Any discussions regarding a potential tenancy are subject to contract.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

CONTACT

48A The Broadway
Potters Bar
Herts.
EN6 2HW

E: lettings@duncanperry.co.uk

T: 01707655466

<https://www.duncanperry.co.uk>

