



Link Walk, Hatfield Freehold Price £335,000



FOUR DOUBLE BEDROOM MID TERRACE HMO TOWN HOUSE centrally located and close to the Town Centre with all the amenities you could need including supermarkets, leisure facilities and Hatfield Train Station.

- Mid Terraced Town House
- Lounge
- Kitchen
- Ground Floor Shower Room
- Four Bedrooms
- Bathroom
- Close to Town Centre



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 particulars 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.



Entrance

Upvc frosted door leading to:

Entrance Hall

Stairs leading to first floor and landing, under stairs storage space, and radiator. Door leading to:

Lounge

Double glazed window to front aspect, carpeted flooring, and radiator.

Shower Room

Comprising low level WC with wash hand basin, enclosed shower with screen and wall mounted shower controls with shower attachment. Tiled flooring and walls. Radiator.

Kitchen

A selection of floor and wall units with laminated roll top work surfaces with inset stainless steel sink and drainer, space and plumbing for washing machine, space for fridge and freezer, free standing gas cooker with electric oven, concealed overhead extractor fan, laminated flooring, radiator, space for dishwasher. Double glazed window to rear aspect. Double glazed door opening onto rear garden.

First Floor Landing

Doors leading to:

Bedroom One

This room consists of two rooms the first room is currently being used as a study room with double glazed window to rear and radiator. Door off to Bedroom with rear window and radiator.

Bedroom Two

Double glazed window to front aspect, and radiator.

Second Floor and Landing

Carpet, door leading:

Bedroom Three

Double glazed window to rear aspect, wooden flooring, radiator

Bedroom Four

Double glazed window to front aspect, wooden flooring, radiator

Family Bathroom

Comprising of a Low level WC, a wall mounted wash basin, panelled bath with taps. Double glazed frosted window to rear. Tiled walls and flooring. Radiator.

Front Garden

Paved footpath to front door and evergreen hedge.

Rear Garden

Low maintenance garden with gravel beds, brick-built storage shed.

Further Details

The property is Freehold
Council Tax Band - Band C

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.