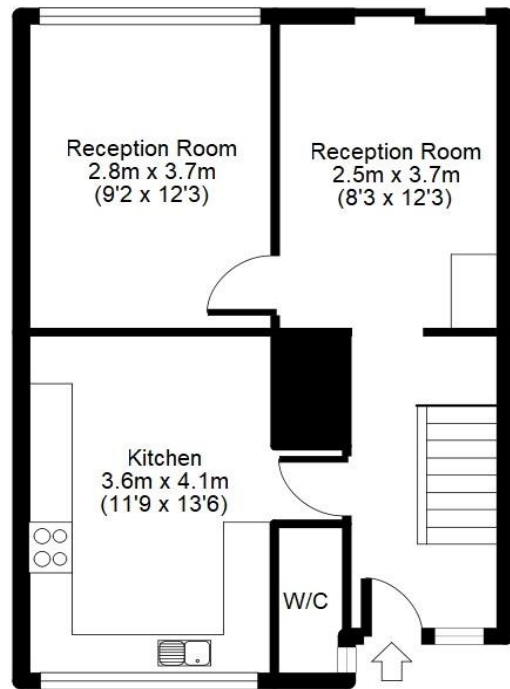
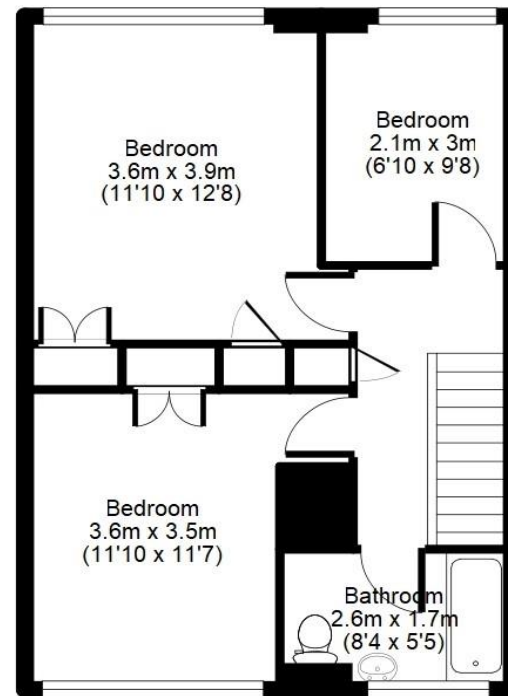


## Wood Vale, Hatfield, AL10

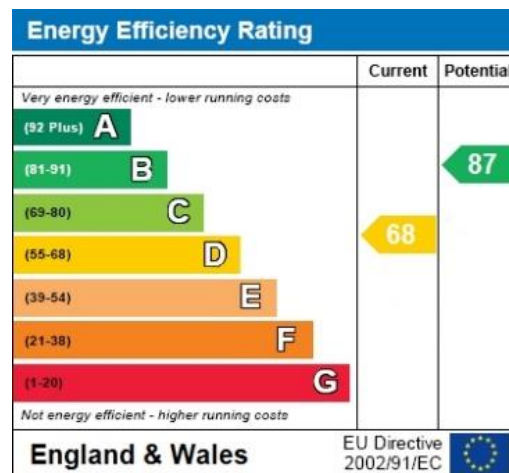
APPROX GROSS INTERNAL FLOOR AREA: 902 sq. ft / 84 sq. m



Ground Floor



First Floor



For identification purposes only  
Measurements are approx and not to scale

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.

## Wood Vale, Hatfield Freehold Price £330,000



CHAIN FREE. A THREE/FOUR BEDROOM MID TERRACE HOUSE. The accommodation comprises of entrance hall, ground floor cloakroom/WC, kitchen/ dining area and two receptions. Three first floor bedrooms and bathroom. Front and rear gardens. Needs some refurbishment. IDEAL FOR FIRST TIME BUYERS OR BUY TO LET

- CHAIN FREE
- Mid Terrace
- Two Receptions
- Three Bedrooms
- Ground Floor Lavatory
- Gas Central Heating to Radiators
- UPVC Double Glazed
- Front and Rear Gardens







## Entrance Hall

Via uPVC front door. Double glazed obscure panels. Carpeted flooring with carpeted Stairs to first floor. Radiator. Doors to ground floor lavatory

## Ground Floor Lavatory

Lamiated Flooring, low flushing WC and wall mounted hand wash basin. Wall mounted `Worcester` boiler.

## Kitchen / Dining Area

Comprising a range of fitted wall and base units with work surfaces over and one bowl stainless steel sink with mixer tap and worktops. Part tiled walls. Freestanding gas cooker. Plumbing for washing machine. Space fridge/ freezer. Tiled flooring. Radiator. Door to:

## Reception One/ Bedroom Four

Carpeted flooring. Radiator. Double glazed window to rear.

## Reception Two

Carpeted flooring. Radiator. Meter Cupboard. Double glazed patio door to garden .

## First Floor Landing

Carpeted flooring. Doors to:

## Bedroom One

Carpeted flooring. Radiator. Double glazed window to front.

## Bedroom Two

Carpeted flooring. Radiator. Double glazed window to front.

## Bedroom Three

Carpeted flooring. Radiator. Double glazed window to rear.

## Bathroom

A white pannelled bath and shower attachment, pedestal wash hand basin. Low flushing WC. Tiled walls and floors. Extractor fan. Radiator. Tiled flooring. Frosted double glazed window to rear.

## Front Garden

Lawn with Path.

## Rear Garden

Hardstanding. Lawn area with path.

## 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.**