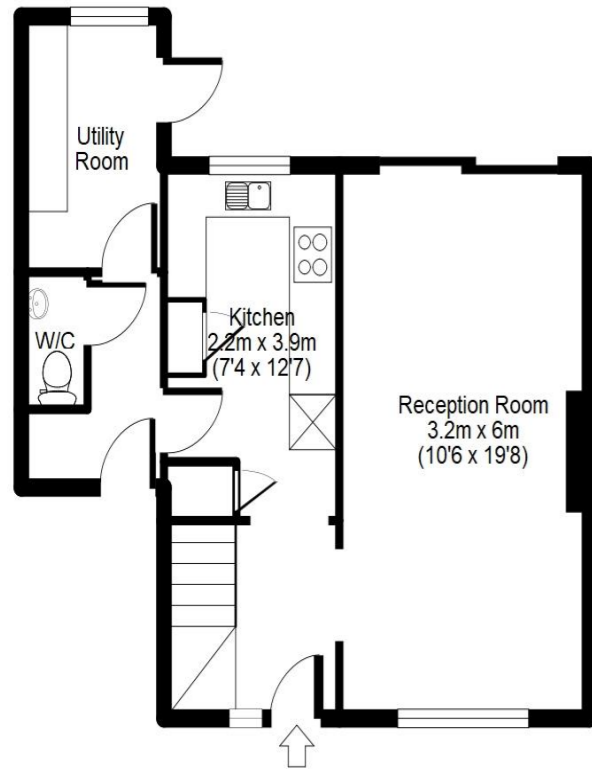
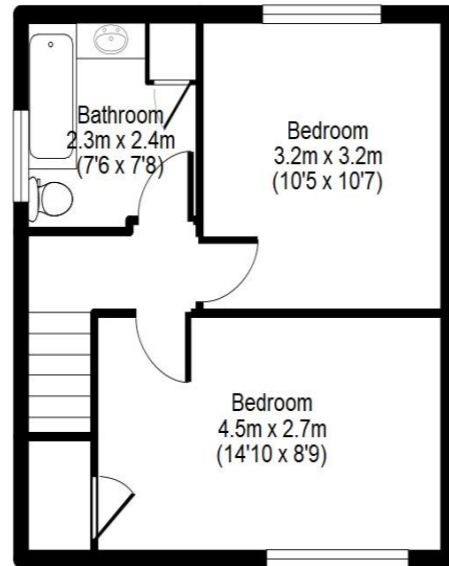


Veritys, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 802 sq. ft / 75 sq. m

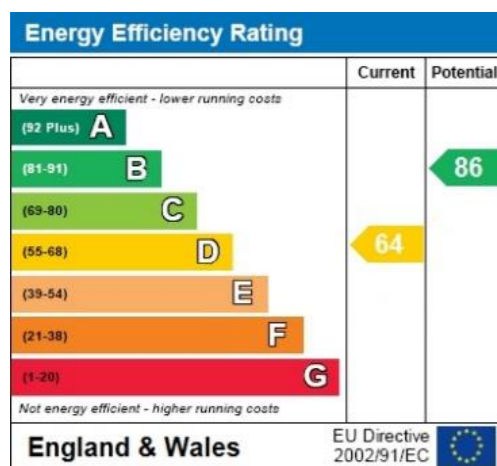


Ground Floor



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.

Veritys, Hatfield Freehold
Price £350,000



Buy-to-Let Investment Opportunity | Two Double-Bedroom Semi-Detached House in Hatfield | Tenanted Until November 2025. We are pleased to present this two double-bedroom semi-detached house, located in a peaceful cul-de-sac in the desirable Veritys area of Hatfield.

- BUY TO LET INVESTMENT OPPORTUNITY
- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- PEACEFUL CUL DE SAC LOCATION
- DUAL ASPECT LOUNGE / DINING
- WELL FITTED KITCHEN
- FIRST FLOOR BATHROOM
- LARGER THAN AVERAGE REAR GARDEN
- DOUBLE GLAZED THROUGHOUT AND GAS CENTRALLY HEATED
- CLOSE TO HATFIELDS KEY AMENITIES





Entrance Hall

Via a double glazed front door. Carpeted stairs to first floor with under stairs storage area. Radiator. Laminated flooring. Double glazed window to front. Archway to kitchen. Panelled. Door to:

Lounge / Dining Room

Laminated flooring, radiators. Fireplace with gas fire. Dual aspect with double glazed windows to front and double glazed patio doors to rear.

Kitchen

Comprising a range of wall and base units with work surfaces over, draining area and inset one and a half bowl sink units with mixer tap. Part tiled walls. Built in 4 ring gas hob with an overhead concealed extractor fan, integrated oven, space for washing machine and dishwasher. Built in larder. Tiled flooring. Double glazed window to rear. Door to:

Side Hall

Double glazed door to front. Recess for free standing fridge/freezer. Door off to

Lavatory

Fully tiled with low flushing WC and a wall mounted hand wash basin. Open to:

Utility Room

Base units with work top. Space for upright fridge and freezer. Frosted double glazed window to rear. Double glazed door to rear garden.

First Floor Landing

Carpeted. Double glazed window to side. Loft access. Doors to:

Bedroom One

Carpeted flooring. Built in over stairs storage cupboard. Single radiator. Double glazed window to front.

Bedroom Two

Carpeted flooring. Radiator. Built in over stairs storage cupboard. Double glazed window to rear.

Bathroom

A suite comprising of a panel enclosed bath with squared end, glazed shower screen, power shower unit with mixer tap and shower attachment. Low level W.C. Wash hand basin with mixer tap. Tiled walls. Extractor fan. Airing cupboard housing a Baxi boiler, hot water cylinder and thermostatic heating control. Frosted double glazed window to rear.

Rear Garden

Patio area with path and laid lawn. Cold water tap. Timber garden 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.