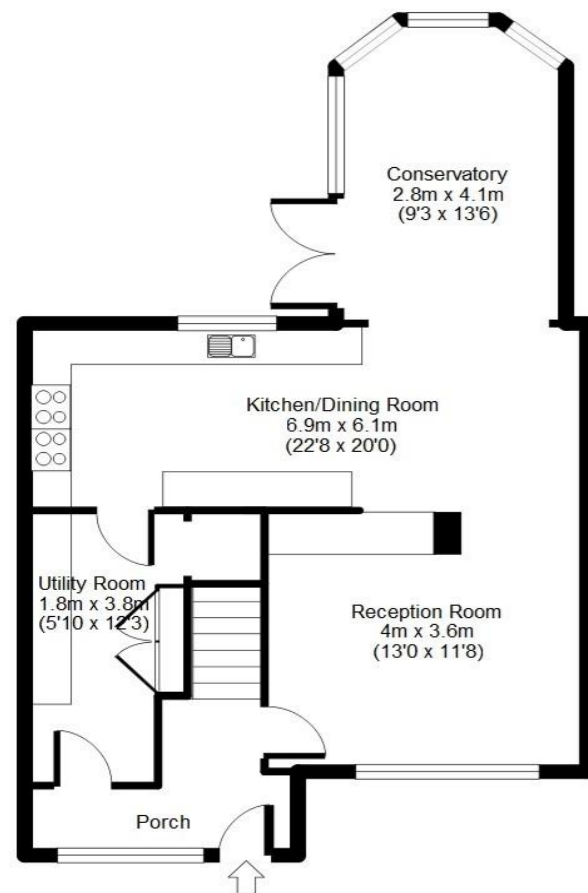
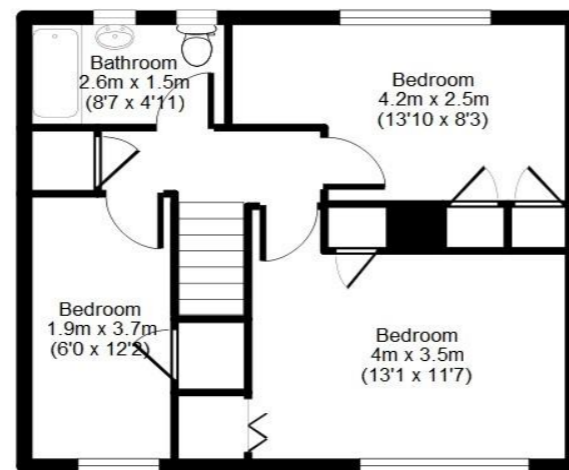


Woods Avenue, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 1060 sq. ft / 99 sq. m

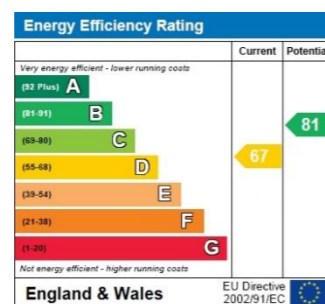


Ground Floor



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.

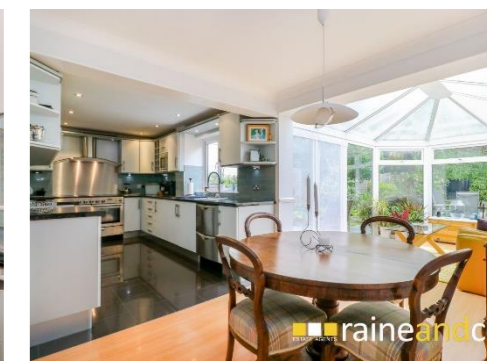
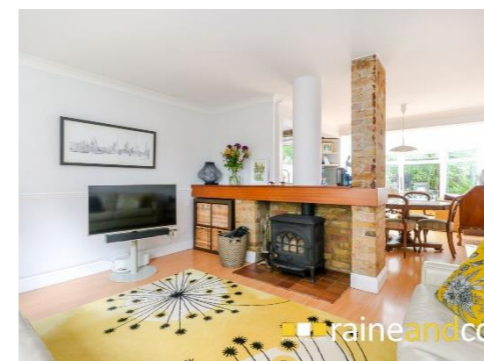
Woods Avenue, Hatfield Freehold

Price £410,000



Excellent presented three-bedroom mid terrace house located within the highly sought after 'Birds in Trees' area of Hatfield. Located within close proximity to Ofsted rated schools Bishops Hatfield secondary and Hatfield free primary.

- Mid-Terrace
- Lounge
- Dual Fuel Log Burner
- Dining Area
- High Specification Kitchen
- Utility Room
- Conservatory
- Front & Rear Gardens
- Close to Ofsted Rated Schools
-





Front Garden

Paved grass verge leading to a low maintenance front garden.

Entrance

A double glazed door with coloured glass panels. Opening onto

Porch / Hallway

Laminated flooring, wall mounted 'Worcester' twin channel boiler and double glazed window to front aspect. Carpeted stairs leading to first floor landing. Doors off to

Lounge

A bright airy room with laminated flooring, dual fuel log burner with exposed circular flu, brick surround and tiled terracotta Heath, double glazed windows to front aspect.

Dining Area

Laminated flooring, drop down ceiling light. Ideal for table and chairs for all the family.

Kitchen

Tiled flooring, a selection wall and base units with built in floor heater/cooler and inset down turned lighting, worktops, stainless steel 1 and half bowl sink and drainer, with pull down mixer tap, splash back tiles, a 'Ringmaster Professional' 5 ring electric hob, double oven and grill with overhead cooker hood, space for dishwasher, integrated 'Neff' microwave, integrated under counter fridge. Double glazed window overlooking garden.

Utility Room

Glass panelled door, laminated flooring, under stairs storage area with shelving, meter cupboard, a selection of wall and base units, plumbing for washing machine and space for large fridge/freezer.

Conservatory

Pitched roof, Laminated flooring with lighting and double doors to side for easy access to garden.

First Floor Landing

Carpeted flooring, airing cupboard and loft access.

Bedroom One

Laminated flooring, built in wardrobes, radiator and double glazed front aspect window.

Bedroom Two

Laminated flooring, built in wardrobes, radiator double glazed rear aspect window.

Bedroom Three

Laminated flooring, built in wardrobes, radiator and double glazed front aspect window.

Bathroom

Fully tiled, white panelled bath with separate handheld shower attachment, pedestal hand wash basin, low level WC, heated towel rail holder, double glazed obscure windows to rear aspect.

Rear Garden

Externally, the rear garden has a decking area with an inset L-shaped pond, ideal for entertaining on or simply relaxing in the sun. There is a stone paved path, laid lawn with a path leading to the timber storage shed all surrounded by mature trees and shrubs.

Further Details

The property is Freehold

Council Tax Band - Band D