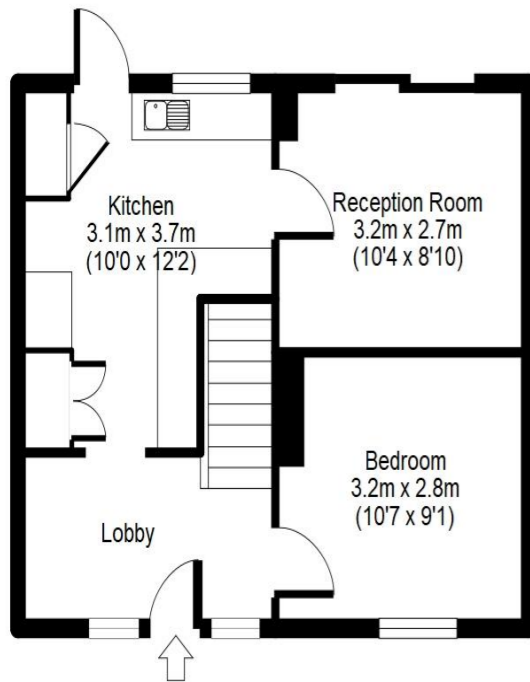
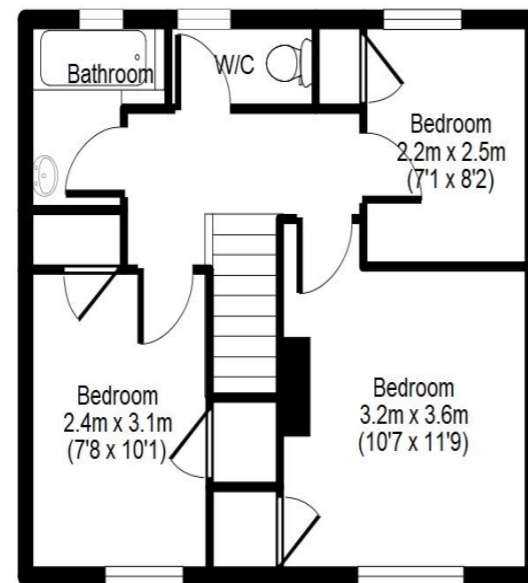


## Willow Way, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 779 sq. ft / 72 sq. m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

## Willow Way, Hatfield Freehold Price £315,000



This mid terraced house has 3/4 Bedrooms 1/2 Receptions. The house is being sold with vacant possession this gives the new owner the option to return it to a FAMILY HOME or continue as a BUY TO LET investment.

- Chain Free
- Mid Terrace House
- 1/2 Receptions
- Fitted Kitchen
- 3/4 Bedrooms
- Separate Bathroom
- Separate WC
- Rear Garden





## Entrance Hall

Wooden panelled door and single glazed windows. Carpeted flooring and carpeted stairs to first floor. Doors to kitchen/breakfast room and:

## Reception One / Bedroom Five

Carpeted flooring. Radiator. Double glazed window to front.

## Kitchen / Utility area

Comprising a range of fitted wall and base units with work surfaces over and one bowl stainless steel sink unit with mixer tap. Worktops. Part tiled walls. A Freestanding 4 ring gas cooker. Plumbing for washing machine and tumble dryer. Laminated flooring. Radiator. Housing for meters and fusebox. Double glazed window and door to rear. The utility area has space for a fridge/ freezer. Door to:

## Bedroom Four

Carpeted flooring. Radiator. Double glazed patio door to rear.

## First Floor Landing

Doors to:

## Bedroom One

Carpeted flooring. Large built in storage cupboard. Radiator. Double glazed window to front.

## Bedroom Two

Carpeted flooring. Built in storage cupboards. Radiator. Double glazed window to front.

## Bedroom Three

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

## Bathroom

A white pannelled bath with shower attachment, pedestal wash hand basin. Part tiled walls and Vinyl flooring. Radiator. Frosted double glazed window to rear.

## Separate WC

Low level W.C. and hand wash basin. Vinyl flooring. Frosted double glazed window to rear.

## Front Garden

Lawn area with path.

## Rear Garden

Hardstanding area with lawn and 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.**