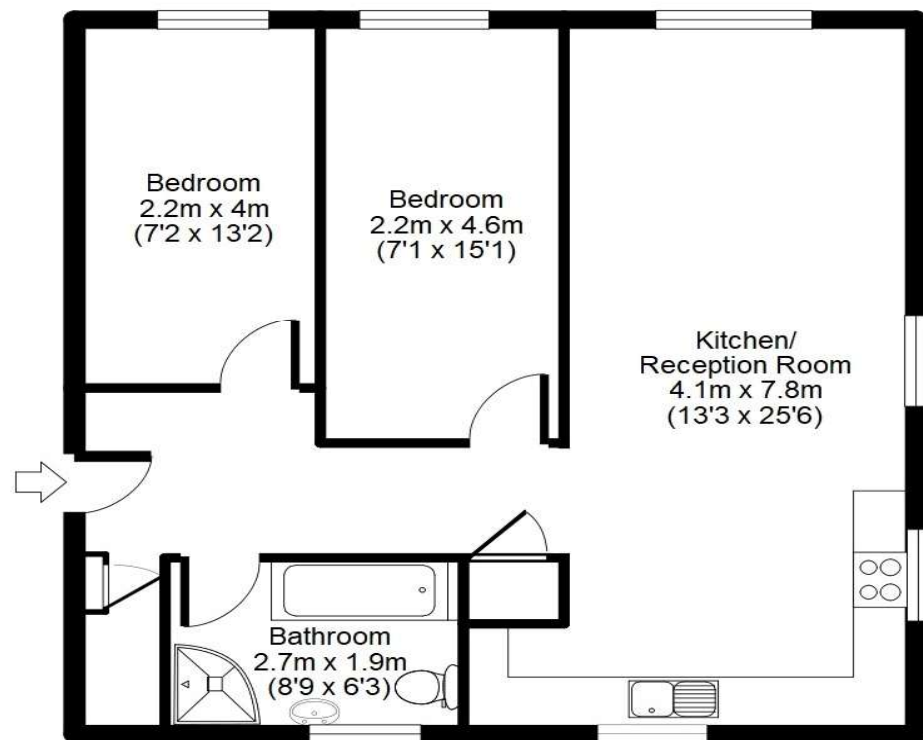
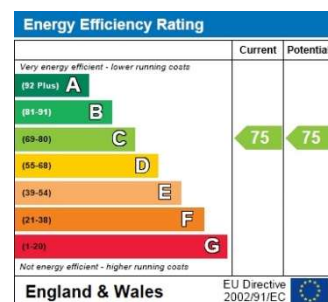


Howe Dell, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 631 sq. ft / 59 sq. m



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.

Howe Dell, Hatfield Leasehold

Price £250,000



BUY TO LET INVESTMENT CLOSE TO TRAIN STATION AND TOWN CENTRE. Purpose built second (top) floor flat is situated in a convenient location.

- Second (Top) Floor Flat
- Two Double Bedrooms
- Close to Train Station
- Refurbished to a High Standard
- Refitted Kitchen
- Bathroom with Shower Cubicle
- Gas Central heating to Radiators
- Double Glazed Windows





Communal Entrance Hall

Stairs to second floor. Front Door to:

Entrance Hall

Storage cupboard. Double radiator. Laminate flooring. Walk in storeroom with shelving and laminate flooring. Open to:

Living Room

Living Room: Double radiator. Laminate flooring Dual aspect with double glazed windows to side and rear. Open to:

Kitchen

Comprising a range of recently refitted wall and base units with work surfaces over and inset single bowl, single drainer stainless steel sink unit with mixer tap. Part tiled walls. Space for cooker. Space for under counter fridge. Plumbing washing machine. Wall mounted boiler. Double radiator. Laminate flooring. Dual aspect with double glazed window to front and side.

Bedroom One

Double radiator. Down lighters. Double glazed window to rear.

Bedroom Two

Double radiator. Down lighters. Double glazed window to rear.

Bathroom

Comprising a panel enclosed bath with mixer tap. Fully tiled corner shower cubicle with glazed screens, door and electric shower. Low level W.C. Pedestal wash hand basin with mixer tap. Splash back tiled walls. Down lighters. Double radiator. Frosted double glazed window to front.

Agent's Note:

The property is let on an Assured Shorthold Tenancy until 12 September 2023 at £1,300.00 per calendar month.

Pictures taken in March 2022

SERVICE CHARGE: £600.00 per annum
GROUND RENT: £10.00 per annum
LEASE: 200 Years

Further Details

The property is Leasehold

Council Tax Band - Band C