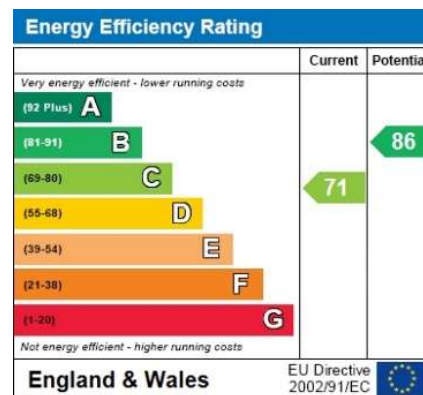
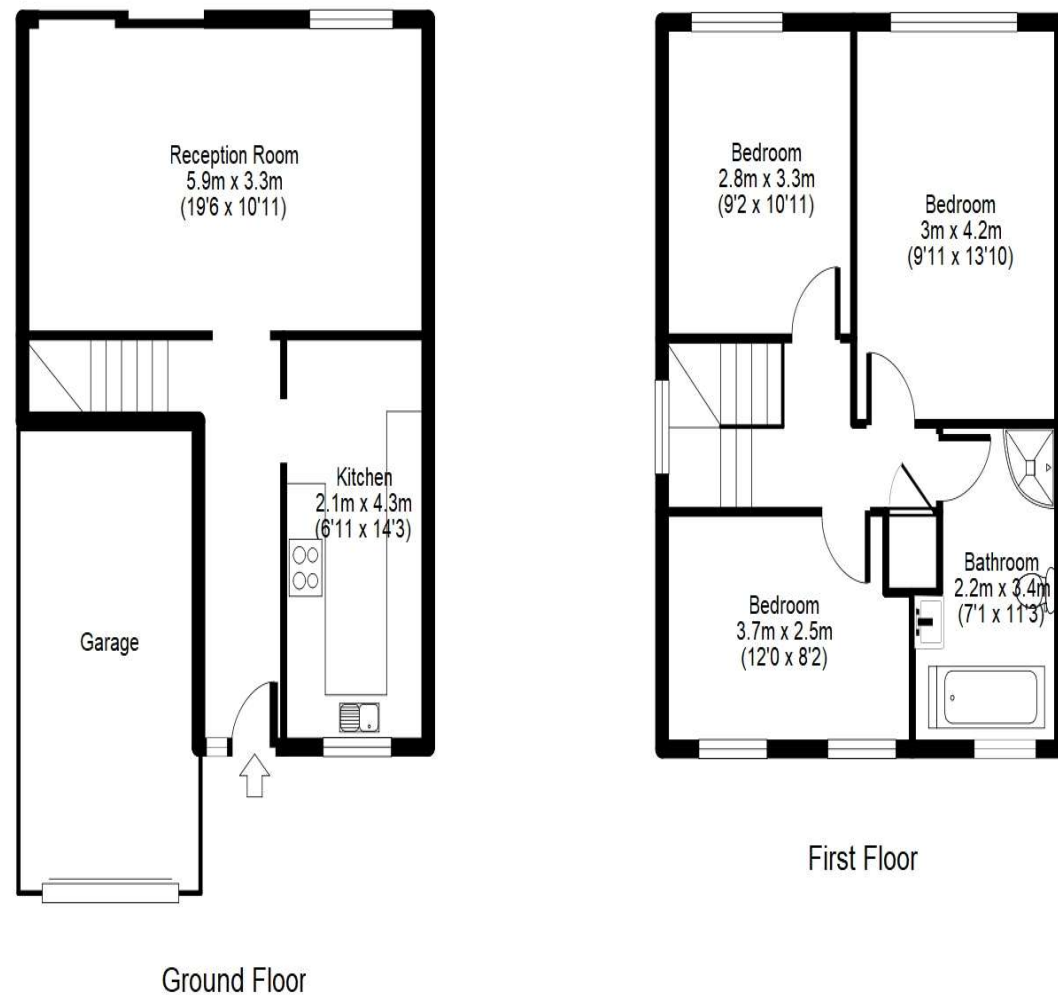


Holme Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 878 sq. ft / 82 sq. m not incl Garage



For identification purposes only
Measurements are approx and not to scale

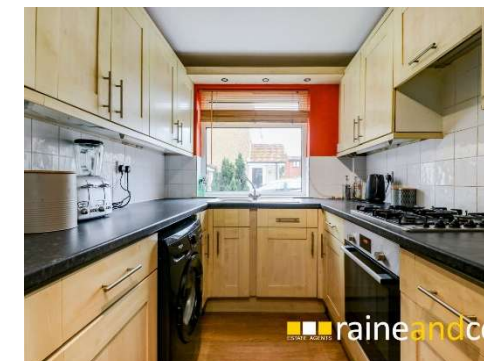
THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of 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.

Holme Close, Hatfield Freehold Price £425,000



THREE DOUBLE BEDROOMS IN HATFIELD GARDEN VILLAGE. Semi-detached house is situated within a cul-de-sac location in the highly popular Hatfield Garden Village, close to local shops, Green Lanes School, countryside and The Hatfield Business Park.

- Semi Detached House
- Cul-De-Sac Location
- Three Double Bedrooms
- Lounge / Dining Room
- Kitchen with Hob & Oven
- Refitted Bathroom with Shower Cubicle
- Southerly Aspect Rear Garden
- Garage & Parking





Entrance Porch

Exterior light. Georgian style front door to:

Entrance Hall

Frosted glazed window to front. Stairs to first floor. Concealed radiator. Wood flooring. Doors to:

Kitchen

Comprising a range of refitted wall and base units with concealed lighting and work surfaces over. Inset single drainer single bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in gas hob with oven under and overhead concealed extractor fan. Space for up right fridge/freezer. Plumbing for washing machine. Double radiator. Downlighters. Wood flooring. Double glazed window to front with pelmet over and downlighters.

Lounge / Dining Room

Double radiator. Wood Flooring. Double glazed window to rear. Double glazed patio doors to rear garden.

First Floor Landing

Airing cupboard. Double radiator. Access to loft. Frosted double glazed window to side. Doors to:

Bedroom One

Double radiator. Double glazed window to rear.

Bedroom Two

Double radiator. Double glazed window to front.

Bedroom Three

Double radiator. Double glazed window to rear.

Bathroom

Comprising a freestanding roll edge bath. Fully tiled double shower cubicle with glazed screens, door and shower unit. Vanity unit with inset wash hand basin, mixer tap and drawers under. Part tiled walls. Heated chrome effect towel rail. Down lighters. Extractor fan. Frosted double glazed window to front.

Front Garden

With slate for low maintenance. Path to front door. Gated side pedestrian access to rear garden. Cold water tap.

Parking

Shared access only with two other properties to private driveway parking for one/two cars and access to:

Integral Garage

Single with up and over door. Understairs storage cupboard. Wall mounted boiler. Light and power. Meters.

Rear Garden Approx 50' Average

Southerly aspect. Paved patio area and laid to lawn. Range of matures bushes and trees. Exterior lighting.

Shed - Approx 19'6 x 10'

Light and power. Windows to front and side. Part glazed double doors.

Further Details

The property is Freehold
Council Tax Band - Band D

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.