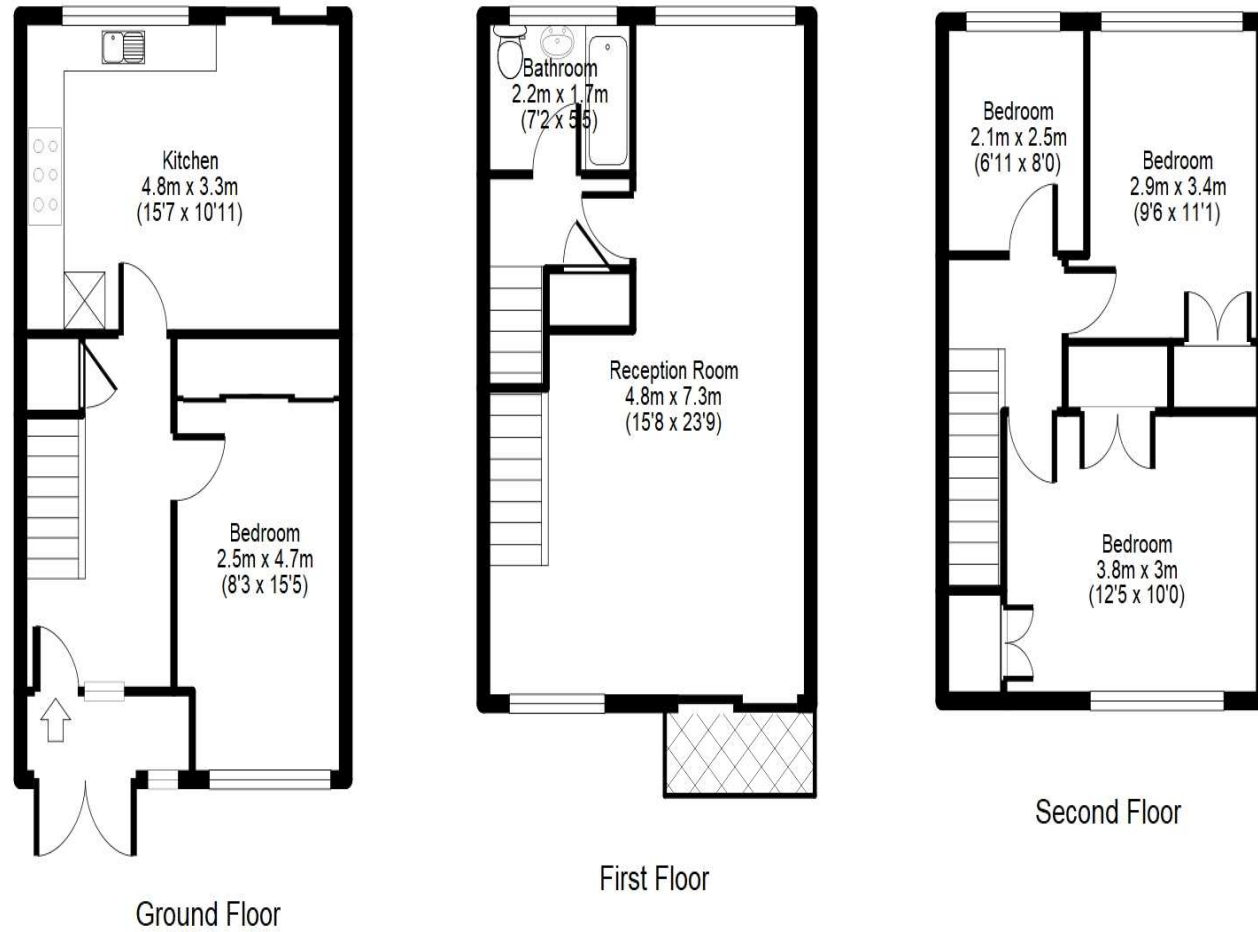
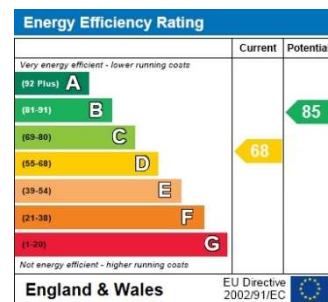


Bull Stag Green, The Ryde, Hatfield, AL9

APPROX GROSS INTERNAL FLOOR AREA: 1151 sq. ft / 107 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.

Bull Stag Green, Hatfield Freehold

Price £395,000



CUL-DE-SAC LOCATION CLOSE TO THE TRAIN STATION. Mid terraced town house situated within a cul-de-sac location between the popular Ryde and Old Hatfield areas of Hatfield. Local shops, restaurants, public houses, preferred schools as well as Hatfield House and Park are all

- The Ryde / Old Hatfield
- Mid Terraced Town House
- Three / Four Bedrooms
- Cul-de-sac Location
- Lounge / Dining Room
- Kitchen / Breakfast Room
- Bathroom with Shower
- Own Drive for Two Cars
- Approx. 75' Rear Garden





Entrance Porch

Via a frosted double glazed front door with matching side window. Frosted glazed door to:

Entrance Hall

Stairs to first floor with under stairs storage cupboard. Radiator. Doors to:

Bedroom Four / Reception Room

Fitted wardrobes to one wall with sliding doors, one mirrored. Double radiator. Meter cupboard. Wood effect flooring. Double glazed window to front.

Kitchen / Breakfast Room

Comprising a range of fitted wall units, some with multi paned glazed fronts and display shelving. Matching base units with wine rack and work surfaces over with inset waste shoot and single drainer one and a half bowl stainless steel sink unit with mixer tap. Part tiled walls. Built in six ring gas hob with overhead filter hood. Built in double oven. Space for under counter fridge and freezer. Plumbing for washing machine. Wall mounted boiler. Double radiator. Double glazed multi paned effect window to rear. Double glazed patio doors to rear garden.

First Floor Landing

Airing cupboard. Doors to:

Lounge / Dining Room

Two double radiators. Two wall light points. Dual aspect with double glazed windows to front (picture) and rear. Double glazed patio doors to South Westerly aspect balcony with railing. Stairs to second floor.

Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash hand basin with mixer tap. Part tiled walls. Double radiator. Frosted double glazed window to rear.

Second Floor Landing

Over stairs storage cupboard. Doors to:

Bedroom One

Two built in double cupboards. Radiator. Double glazed window to front.

Bedroom Two

Built in double cupboard. Radiator. Double glazed window to front.

Bedroom Three

Radiator. Double glazed window to rear.

Front Garden

Mainly paved providing off street parking for two cars and path to front door.

Rear Garden Approx 75'

Well-tended with a paved patio area with retractable awning over. Cold water tap. Exterior lighting. Laid to lawn with flower beds to borders and a range of mature shrubs and bushes. Gravelled area. Timber garden shed. Greenhouse. Gated rear pedestrian access.

Further Details

The property is Freehold

Council Tax Band - Band D