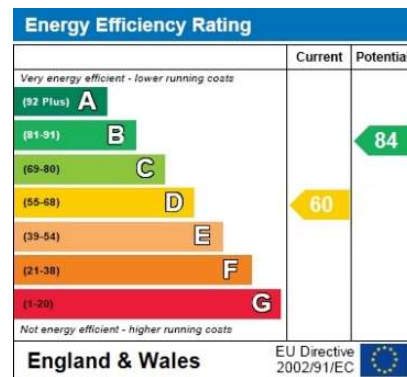
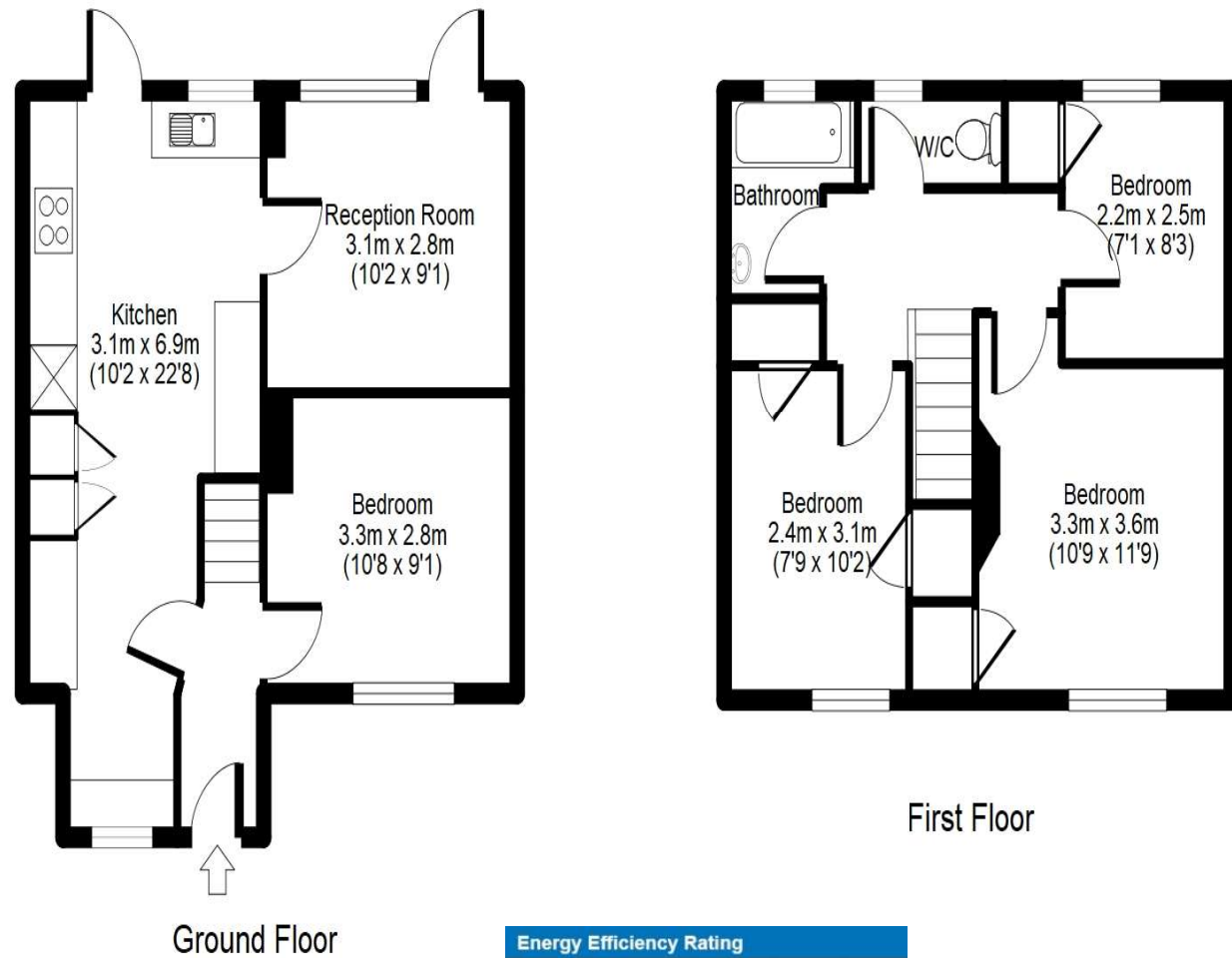


## Bishops Rise, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 814 sq. ft / 76 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.

## Bishops Rise, Hatfield Freehold Price £320,000



PERFECT FOR HMO INVESTORS AND FIRST TIME BUYERS. This 4 bedroom student house within close proximity of the College Lane campus, local shops and shuttle bus stop. The property is currently let to 4 students until August 2024 achieving £1470 pcm, fully managed.

- Chain Free
- HMO Buy to Let
- Let Agreed
- Great Location
- Fully Managed
- Southerly Garden





## Entrance Hall

Via a half frosted leaded light effect front door. Stairs to first floor. Tiled flooring. Doors to kitchen/breakfast room and:

## Bedroom

9'5" (2.87m) x 10'9" (3.28m)

Double radiator. Television point. Double glazed window to front.

## Kitchen/Breakfast Room

10'1" (3.07m) x 22'6" (6.86m)

Comprising a range of matching refitted wall and base units with work surfaces and matching breakfast bar over. Inset single drainer single bowl stainless steel sink unit with mixer tap. Part tiled walls. Built-in gas hob with built-in oven under and concealed filter hood over. Built-in concealed fridge/freezer. Plumbing for washing machine. Single radiator. Tiled flooring. Double glazed windows to front and rear and a half double glazed door to rear garden. Door to:

## Communal Room

9'2" (2.79m) x 10'2" (3.1m)

Double radiator. Artex and coving to ceiling. Double glazed window to rear. Half double glazed door to rear garden.

## First Floor Landing

Doors to:

## Bedroom One

10'2" (3.1m) x 10'7" (3.23m)

Built-in cupboard housing boiler serving gas central heating and domestic hot water supply. Single radiator. Double glazed window to front.

## Bedroom Two

7'5" (2.26m) x 10'2" (3.1m)

Airing cupboard. Built-in single cupboard. Double radiator. Double glazed window to front.

## Bedroom Three

7'2" (2.18m) x 8'1" (2.46m)

Built-in single cupboard. Single radiator. Double glazed window to rear.

## Bathroom

Comprising a panel enclosed bath with mixer tap and electric shower unit over. Pedestal wash hand basin with mixer tap. Single radiator. Frosted double glazed window to rear.

## Separate W C

Low level W.C. Single radiator. Frosted double glazed window to rear.

## Front Garden

Laid to lawn with path to front door. Mature hedge to front.

## Rear Garden

Paved patio area with laid to lawn and flower beds to borders. Brick built barbecue.

## 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.**