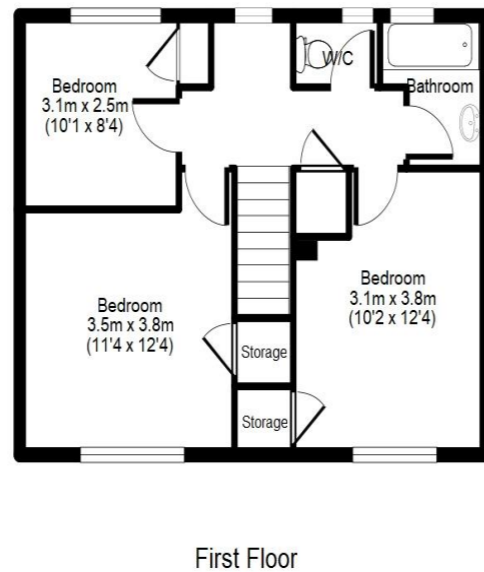
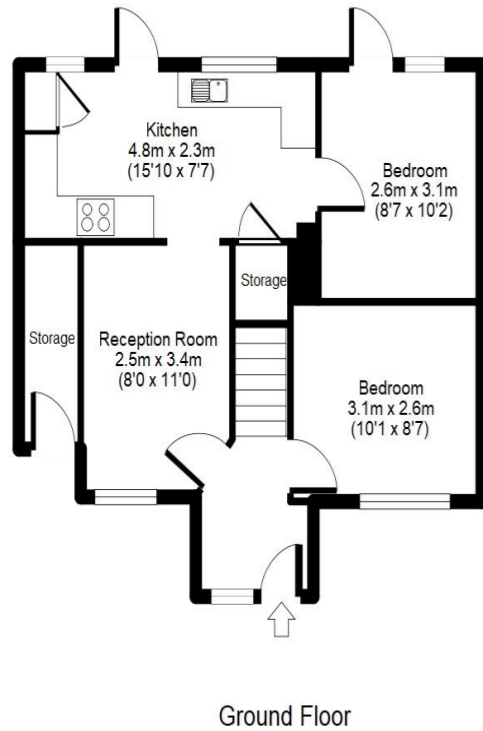
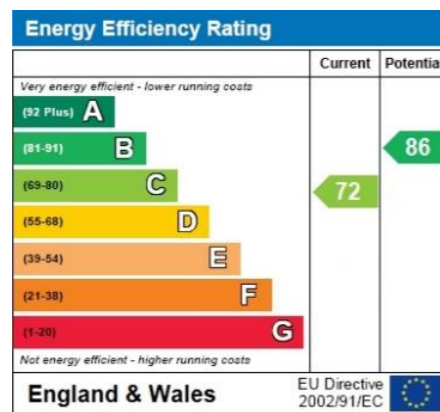


## Holly Close, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 948 sq. ft / 88 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.

## Holly Close, Hatfield Freehold Offers in Excess of £390,000



A FIVE BEDROOM (HMO) MID TERRACE HOUSE IN FANTASTIC CONDITION is situated within a cul-de-sac located within proximity to local shops, Town Centre, The Galleria Shopping Centre and the University Campus. An ideal investment for (HMO) house in multiple occupation investors.

- Mid Terrace
- Five Bedrooms
- Two Receptions
- UPVC Double Glazed
- Gas Central Heating Throughout
- Blocked Paved Driveway
- Westerly Facing Rear Garden
- HMO Investment property
- Excellent Condition
- Chain Free





## Entrance Hall

Via uPVC double glazed door and window, carpeted flooring. Carpeted Stairs to first floor. Doors off to:

## Bedroom Four

Carpeted flooring, radiator. Double glazed window to front aspect.

## Kitchen / Breakfast Room

Comprising a range of fitted matching wall and base units with work surfaces, stainless steel sink unit with one and half bowls and mixer tap. Part tiled walls. Storage cupboard/ larder. A 4 ring electric hob with glass splashback, oven and grill under and overhead concealed extractor hood. Plumbing for washing machine. Integrated fridge/freezer. New laminated flooring. Understairs storage cupboard. Double glazed door and window to rear. Door off to bedroom.

## Bedroom Five

Carpeted flooring, radiator. Double glazed window and door to rear aspect opening on to the garden.

## First Floor Landing

Carpeted flooring and loft access. Storage cupboard with wall mounted boiler. Doors to:

## Bedroom One

Carpeted flooring, Built in single cupboard. Single radiator. Hatch to loft. Double glazed window to rear.

## Bedroom Two

Carpeted flooring, radiator. Double glazed window to front.

## Bedroom Three

Carpeted flooring, radiator. Double glazed window to rear.

## Bathroom

Tiled Flooring, White panelled bath with electric shower. Pedestal wash hand basin. Radiator. Part tiled walls. Extractor fan. Frosted double glazed window to side.

## Separate WC

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

## Front Garden

Blocked path area for off street parking for 2 cars and door to internal built in storage cupboard to front elevation.

## Rear Garden

Paved patio area with low maintenance, pea shingle beds with a evergreen hedge and a selection of mature shrubs and trees.

## Agents Note

All room sizes are approximate measurements.

## 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.**