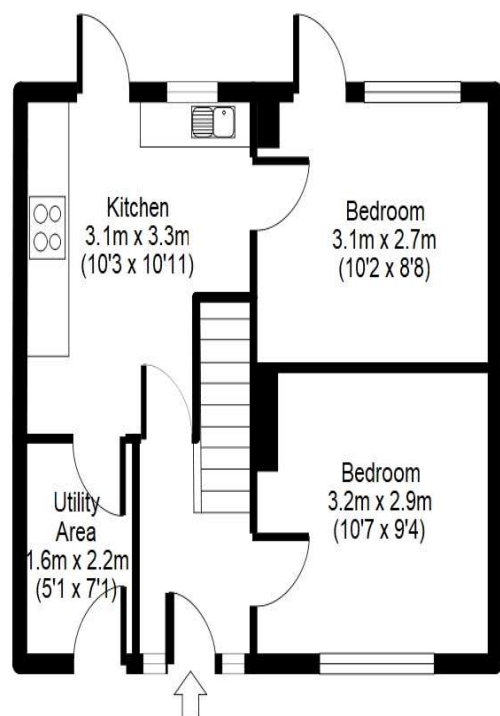
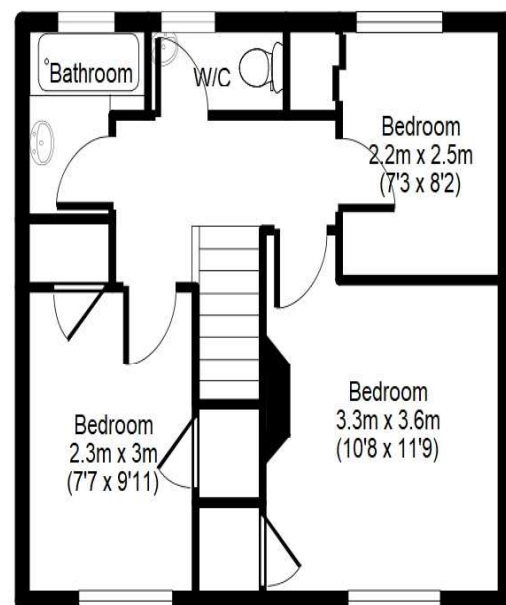


## Herneshaw, Hatfield, AL10

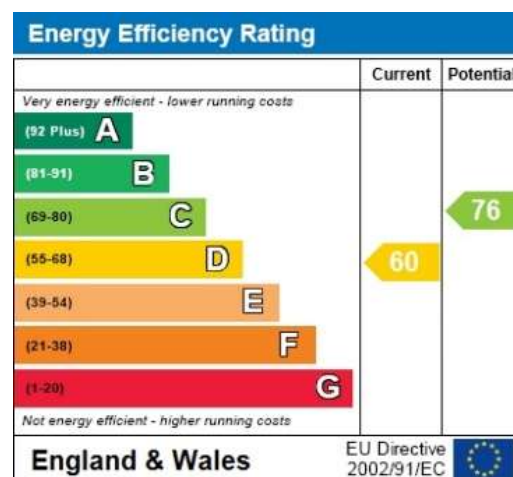
APPROX GROSS INTERNAL FLOOR AREA: 771 sq. ft / 72 sq. m



Ground Floor



First Floor



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.

## Herneshaw, Hatfield Freehold Price £335,000



Mid terraced house which has a pleasant outlook with views over woodland to the front and is situated close to local shops and schools.

- CHAIN FREE
- Mid Terrace
- Possible Four / Five Bedrooms
- Gas Central Heating to Radiators
- Kitchen
- UPVC Double Glazed
- Separate WC/ Bathroom
- Front and Rear Gardens





### Entrance Hall

Via uPVC front door with glass panels. Double glazed obscure panels. Laminated floor with carpeted Stairs to first floor. Radiator. Doors to kitchen/breakfast room and:

### Lounge / Possible Bedroom Five

Carpeted flooring. Radiator. Double glazed door and window to rear.

### Kitchen / Utility Area

Comprising a range of fitted wall and base units with work surfaces over and one and a half bowls composite sink unit with mixer tap. Breakfast bar for two. Part tiled walls. Electric 4 ring hob with overhead filter hood and separate electric oven. Plumbing for washing machine. Laminated flooring. Radiator. Gas meter. Dual aspect with frosted window to front and double glazed window and door to rear. The utility area has space for a large American style fridge/ freezer. Electric meter and metal fuse box. Door to:

### Bedroom Four

Carpeted flooring. Radiator. Double glazed window to front.

### First Floor Landing

Doors to:

### Bedroom One

Carpeted flooring. Large built in storage cupboard housing a combination boiler. Radiator. Double glazed window to front.

### Bedroom Two

Carpeted flooring. Two built in large storage cupboards. Radiator. Double glazed window to front.

### Bedroom Three

Carpeted flooring. Built in single storage cupboard. Radiator. Double glazed window to rear.

### Bathroom

A white panelled bath with `Titan` power shower and shower attachment, pedestal wash hand basin. Tiled walls and floors. Extractor fan. Radiator. Tiled flooring. Frosted double glazed window to rear.

### Separate WC

Low level W.C. and hand wash basin. Laminated Flooring. Frosted double glazed window to rear.

### Front Garden

Low maintenance garden with concrete hard standing, lawn, and evergreen hedges to front with a wrought iron gate.

### Rear Garden

Decking area cover by a lean to canopy exposed railway girders bordering a laid lawn with stepping stone path. Outside light.

### 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.**