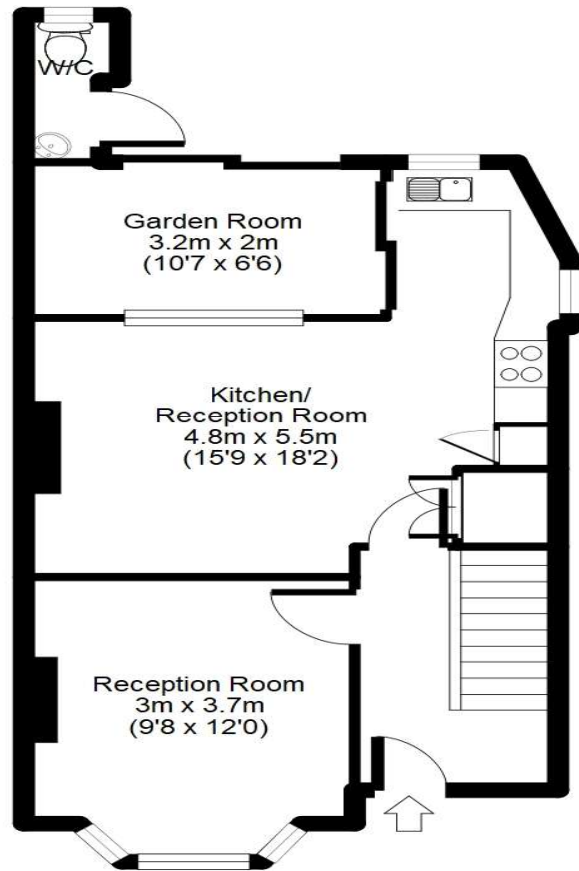
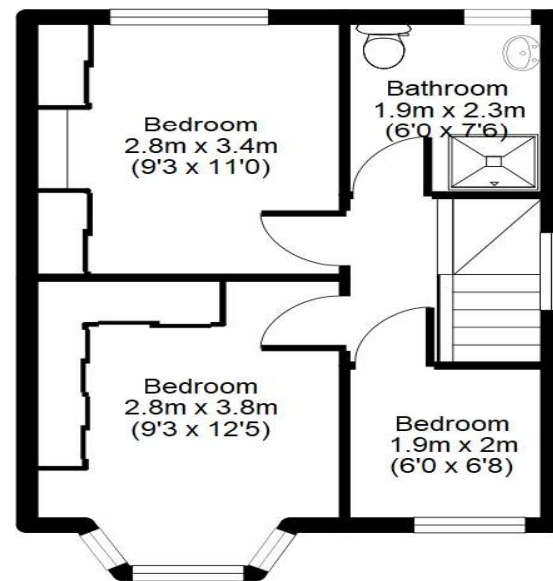


## Holme Road, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 792 sq. ft / 74 sq. m



Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Road, Hatfield Freehold

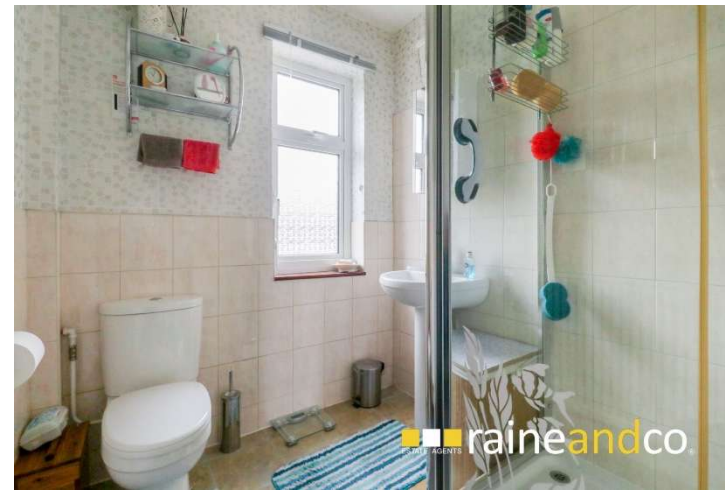
Price £430,000



EXTENDED SEMI DETACHED 1930's STYLE HOUSE IN POPULAR LOCATION. Located in the popular Hatfield Garden Village close to local shops, Green Lanes School, The Hatfield Business Park and countryside the current owners have lived in this property since 1978,

- Extended Semi Detached House
- Popular Hatfield Garden Village Location
- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Conservatory
- Front & Approx. 128' Rear Garden
- Detached Garage





## Entrance Hall

Via a half frosted multi paned effect secondary glazed front door. Stairs to first floor with understairs storage cupboard. Single radiator. Frosted secondary glazed window to front. Part frosted glazed doors to dining room and:

## Lounge

Single radiator. Double glazed bay window to front.

## L Shaped Kitchen / Dining Room

Double and single radiators. Two high level cupboards with base units to either side of the chimney breast. Double glazed patio doors to conservatory. Kitchen comprising of a range of wall and base units over with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap and water softener. Gas cooker point. Space for under counter fridge and freezer. Double glazed windows to rear and side. Part frosted sliding door to:

## Conservatory

Plumbing for washing machine and vent for tumble dryer. Double glazed patio door to rear garden.

## First Floor Landing

Frosted double glazed window.

## Bedroom One

Fitted L-shaped wardrobes, some with mirrored fronts. Single radiator. Double glazed bay window to front.

## Bedroom Two

Two fitted double wardrobes with mirrored sliding doors, one with combi boiler. Shelled recess. Single radiator. Double glazed window to rear.

## Bedroom Three

Built-in high-level cupboard. Single radiator. Double glazed window to front.

## Shower Room

Comprising a fully tiled double shower cubicle with glazed door, screens and shower. Pedestal wash hand basin with mixer tap. Low Level W.C. Part tiled walls. Extractor fan. Single radiator. Frosted double glazed window to rear.

## Front Garden

Well tended with laid to lawn and flower beds to borders. A range of mature shrubs and bushes. Brick wall to front. Fence and pedestrian gate to side. Exterior lighting. Shared driveway to rear with pedestrian gate to rear garden and access to:

## Single Garage

Part glazed wooden double doors. Light and power. Personal door to side.

## Rear Garden

Well-tended and measuring approx. 128'8" with a Westerly aspect. Numerous paved patio areas and laid to lawn with flower beds to borders, brick raised and inset. Range of mature shrubs, bushes and trees. Garden shed. Greenhouse. Exterior lighting. Cold water tap. Gardeners W.C. with low level W.C. Corner vanity unit with insert wash hand basin and cupboard under. Extractor fan. Frosted double glazed window to rear.

## Further Details

The property is Freehold

Council Tax Band - Band D