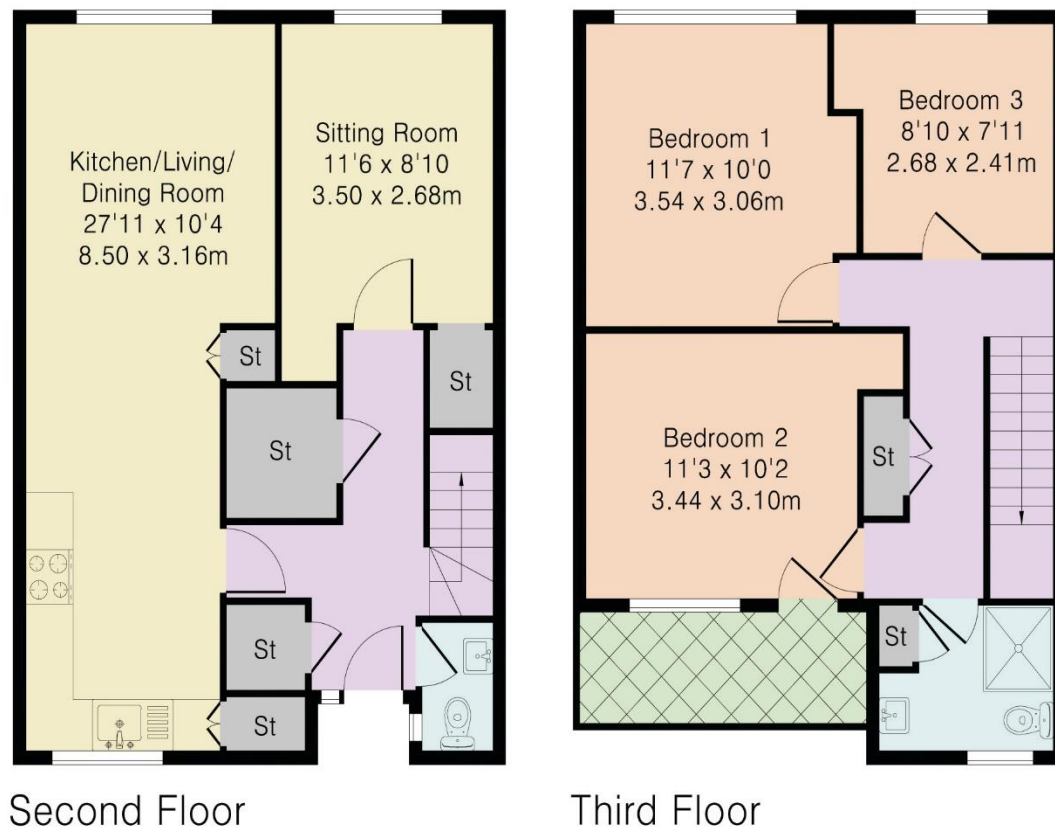


Approximate Gross Internal Area 1000 sq ft - 93 sq m
 Second Floor Area 530 sq ft – 49 sq m
 Third Floor Area 470 sq ft – 44 sq m



White Lion House, Town Centre Leasehold Price £225,000

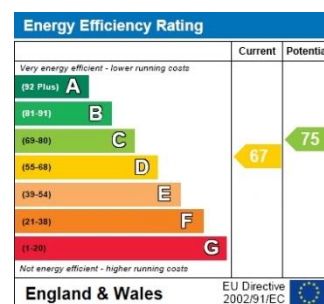


A very spacious newly refurbished three/ four bedroom split level maisonette situated in Hatfield Town Centre ideal for the University and Hatfield Train station.

- CHAIN FREE
- TOWN CENTRE LOCATION
- NEWLY REFURBISHED THOUGHOUT
- FULLY DOUBLE GLAZED
- GAS CENTRAL HEATING
- CLOAKROOM
- SPACIOUS KITCHEN/ LOUNGE WITH DINING AREA
- 3-4 BEDROOMS
- 1-2 RECEPTIONS
- GREAT LOCATION



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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 particular 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.





Front Entrance

Front paved communal area, outside water tap and exterior light. uPVC glazed door and double-glazed frosted window

Hallway

Carpeted flooring and stairs, radiator, two storage cupboards, one housing a fuse box, and doors off to

Cloakroom

Non-slip vinyl flooring. Low flushing WC, corner hand wash basin and tap with splash back tiles.

Kitchen with Lounge/Dining area

Non-slip vinyl flooring. The kitchen has a good selection of wall and base units, work tops over inset one bowl stainless steel sink with mixer tap, splash back tiles, 4 ring electric hob with electric oven under, overhead extractor hood. Space for fridge/freezer and space and plumbing for washing machine. Storage cupboard housing a `Potterton` boiler. Double glazed window.

The lounge/ dining area has Non-slip vinyl flooring, radiator, storage cupboard with shelving, radiator and double glazed window with views over town centre.

Landing

Carpeted flooring, Doors off to

Bedroom One

Carpeted flooring, storage for clothing, radiator, double glazed window and door opening onto the balcony with space for table and chairs.

Bedroom Two

Carpeted flooring, storage for clothing, radiator, and double glazed window.

Bedroom Three

Carpeted flooring, storage for clothing, radiator, and double glazed window.

Shower room

Vinyl Flooring, low flushing WC, pedestal hand wash basin with mixer taps, corner shower cubicle with `Triton` power shower with glass screens and door. Frosted double glazed window.

Further Details

The property is Leasehold
Council Tax Band - Band B

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.