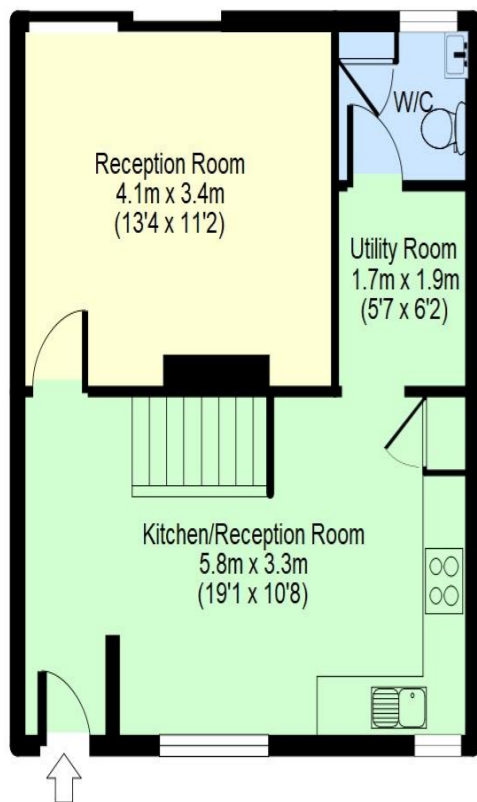
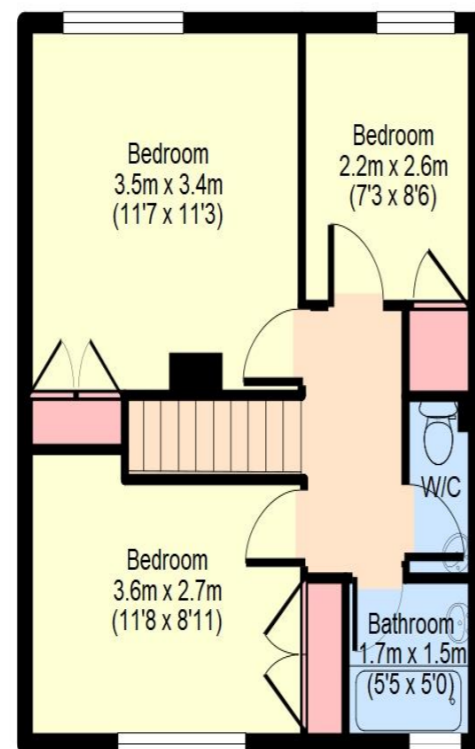


Newstead, Hatfield, AL10

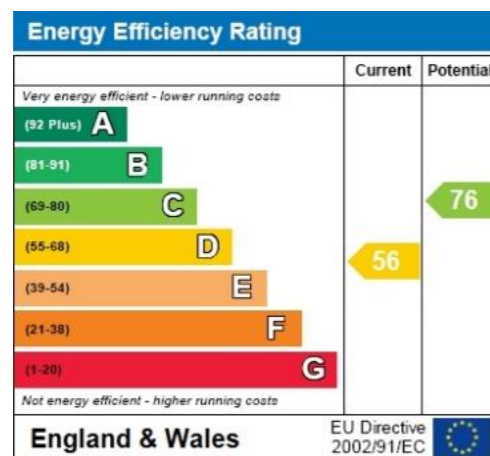
APPROX GROSS INTERNAL FLOOR AREA: 834 sq. ft / 78 sq. m



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 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.

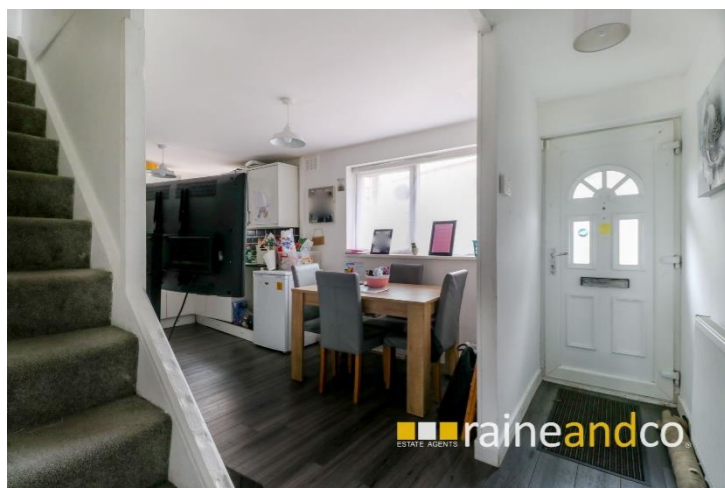
**Newstead, Hatfield Freehold
Offers in Excess of £340,000**



A well presented three bedroom mid terrace family home. Situated near an abundance of schools all rated by OFSTED as Good or Excellent. Street parking available. Within close proximity to local shops and Tesco Express.

- AN IDEAL FAMILY
- MID TERRACE
- KITCHEN WITH DINING AREA
- GROUND FLOOR CLOAKROOM
- LIVING ROOM
- THREE GOOD SIZED BEDROOMS
- FAMILY BATHROOM
- LOW MAINTAINCE FRONT GARDEN
- REAR GARDEN WITH REAR ACCESS
- REAR ACCESS TO NEWSTEAD RECREATIONAL PARK





Front Garden

A walled frontage, gravel beds with steps and hand rails leading down to the main entrance.

Entrance Hall

uPVC double glazed door, spill proof laminated flooring, radiator, opening onto

Kitchen with Dining Area

A selection of matching wall and base units with worktops over, a one bowl stainless steel sink with mixer taps, splash back tiles, a 5 ring gas hob with an overhead stainless steel extractor, integrated double oven/grill below. Space and plumbing for a dishwasher. Spill proof laminated flooring. Leading into

Utility Area

Space and plumbing for automatic washing machine, space for tumble dryer, cupboard housing electric meter. Door off to:

Downstairs Cloakroom

A low level WC, wash hand basin with vanity unit below, radiator, cupboard housing a wall mounted `Worcester` combi boiler. Frosted aspect double glazed window to rear.

Lounge

Laminated flooring, radiator, feature electric fireplace, sliding double glazed doors open onto the patio area and garden.

Landing

Carpeted flooring, front and side aspect double glazed frosted windows. Doors leading off to:

Bedroom One

Carpeted flooring, radiator, built in cupboards. double glazed window overlooking rear garden and local park.

Bedroom Two

Carpeted flooring, radiator, double glazed window front, fit built in cupboard.

Bedroom Three

Carpeted flooring, radiator, built in cupboard. double glazed window to rear overlooking rear garden and park.

Family Bathroom

Vinyl flooring, enclosed bath with shower attachment, pedestal wash hand basin with vanity unit below, and heated towel rail holder. Fully tiled walls. Double glazed frosted window to front.

Separate WC

Vinyl flooring, wash hand basin, splash back tiles, and radiator. Frosted double glazed window,

Rear Garden

A spacious patio area with surrounding wall leading to a laid lawn with fencing, one timber shed as well as a timber summer house. Rear wooden access gate opening onto Newstead Recreational and Play area park.

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.