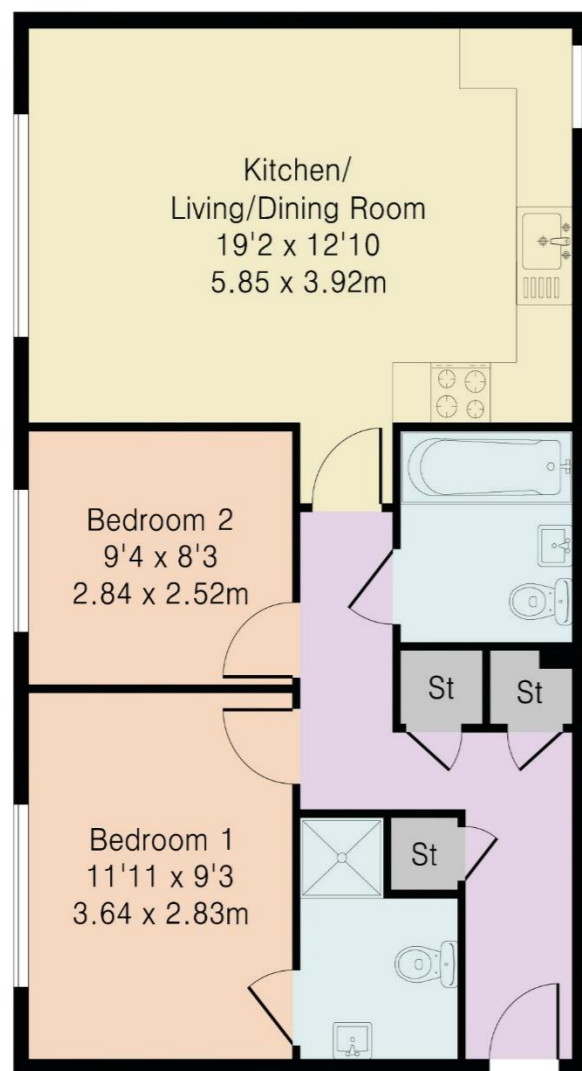
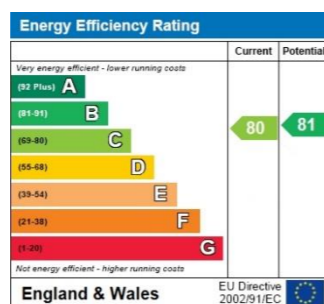


Approximate Gross Internal Area 645 sq ft - 60 sq m



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.

York House, North Drive, Old Hatfield Leasehold Price £269,995



Situated within a secure and private gated development, this well presented two bedroom, two bathroom first floor apartment offers a fantastic opportunity for first time buyers and investors alike. Ideally situated close to Hatfield Train Station.

- First floor two bedroom, two bathroom apartment
- Secure gated development with allocated parking
- Spacious entrance hall with two large storage cupboards
- Open plan living and kitchen area with dual
- Modern fitted kitchen with integrated appliances
- Master bedroom with built in wardrobe and en suite shower room
- Well sized second bedroom with natural light
- Family bathroom with a three piece suite
- Private entry system and visitor parking available
- Chain free sale with 104 years remaining on the lease





Entrance Hall

A spacious entrance hall welcomes you into the apartment, featuring two large built-in storage cupboards and laminate wood-style flooring. This area provides ample space to keep coats, shoes, and other essentials organized.

Open-Plan Living Room/Kitchen

The dual-aspect open-plan living and kitchen area is bathed in natural light, offering flexibility in layout and a comfortable space for relaxation and entertaining. The kitchen is fitted with a range of matching base and wall units, complemented by integrated appliances including a gas hob, electric oven, and washing machine. There is also space for a fridge freezer. The laminate wood-style flooring, double-glazed windows, and modern spotlights enhance the contemporary appeal of this space.

Master Bedroom

A generously sized master bedroom featuring a built-in wardrobe, UPVC double-glazed window to the rear aspect, and laminate wood-style flooring. The room also benefits from coving to the ceiling and ample power points.

En-Suite

The en-suite is well-appointed with a walk-in tiled shower cubicle, pedestal wash hand basin, and low-level flush W.C. Additional features include laminate wood-style flooring, a heated towel rail, extractor fan, and inset spotlights.

Second Bedroom

A well-proportioned second bedroom with a UPVC double-glazed window to the rear aspect, laminate wood-style flooring, and a single radiator. This room is ideal for guests, a home office, or additional storage.

Family Bathroom

The main bathroom features a three-piece suite, comprising a panel-enclosed bathtub with a shower attachment, pedestal wash hand basin, and low-level flush W.C. Additional elements include a heated towel rail, extractor fan, inset spotlights, and laminate wood-style flooring.

External Features

The development is accessed via private security gates, ensuring peace of mind. There is ample visitor parking, as well as a private allocated carport for the property. The entrance to the building is further secured with an entry phone system at both the gates and the main entrance.

Further Details

The property is Leasehold
Council Tax Band - Band D

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.