



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.

Hillfield, Hatfield Freehold

Price £229,995



WALKING DISTANCE OF HATFIELD TRAIN STATION. This SPACIOUS TWO DOUBLE SPLIT LEVEL MAISONETTE is situated in the HIGHLY CONVIENIENT Birchwood area of Hatfield close to local shops, Tesco`s Supermarket, The Birchwood Leisure Centre, The A1(M) and A414 and within a mile of the TRAIN STATION and Town.

- TOP FLOOR SPLIT LEVEL MAISONNTTE
- REFITTED KITCHEN
- REFITTED CLOAKROOM
- REFITTED BATHROOM
- SPACIOUS LOUNGE/DINING ROOM
- FULLY DOUBLE GLAZED
- OUTSIDE STORAGE CUPBOARD
- 0.6 MILES WALKING DISTANCE TO HATFIELD TRAIN STATION





Front/ Entance

Communal entrance and stairwell, open balcony to front door.

Hallway

Composite double glazed front door opening onto the hallway with laminated flooring and wall mounted electric storage heater. Doors off to

Cloak Room

Laminated flooring, low flushing WC, floating hand wash basin and mixer tap. Part tiled walls and double glazed obscure window to rear.

Kitchen

A selection of wall and base units with work tops over, splash back tiles, a composite single bowl sink with mixer tap. A four ring gas hob with integrated oven and concealed overhead extractor fan. Space and plumbing for washing machine and fridge freezer. Part tiled walls and laminated flooring. two additional built in storage cupboards. Double glazed window to rear.

Living Room

Laminated flooring, wall mounted electric storage heater and double glazed window to front.

Landing

Carpeted flooring, airing cupboard and loft access.

Bedroom One

Carpeted flooring, wall mounted electric storage heater and double glazed window to front.

Bedroom Two

Carpeted flooring, wall mounted electric storage heater and double glazed window to rear.

Bathroom

Fully tiled through out, white panelled bath with shower, screen and hand held shower attachment, WC with concealed cistern, vanity unit with mounted hand wash basin with mixer tap. Double glazed obscure window to front.

Outside

Outside large storage shed. Communal parking and communal clothes drying area.

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.