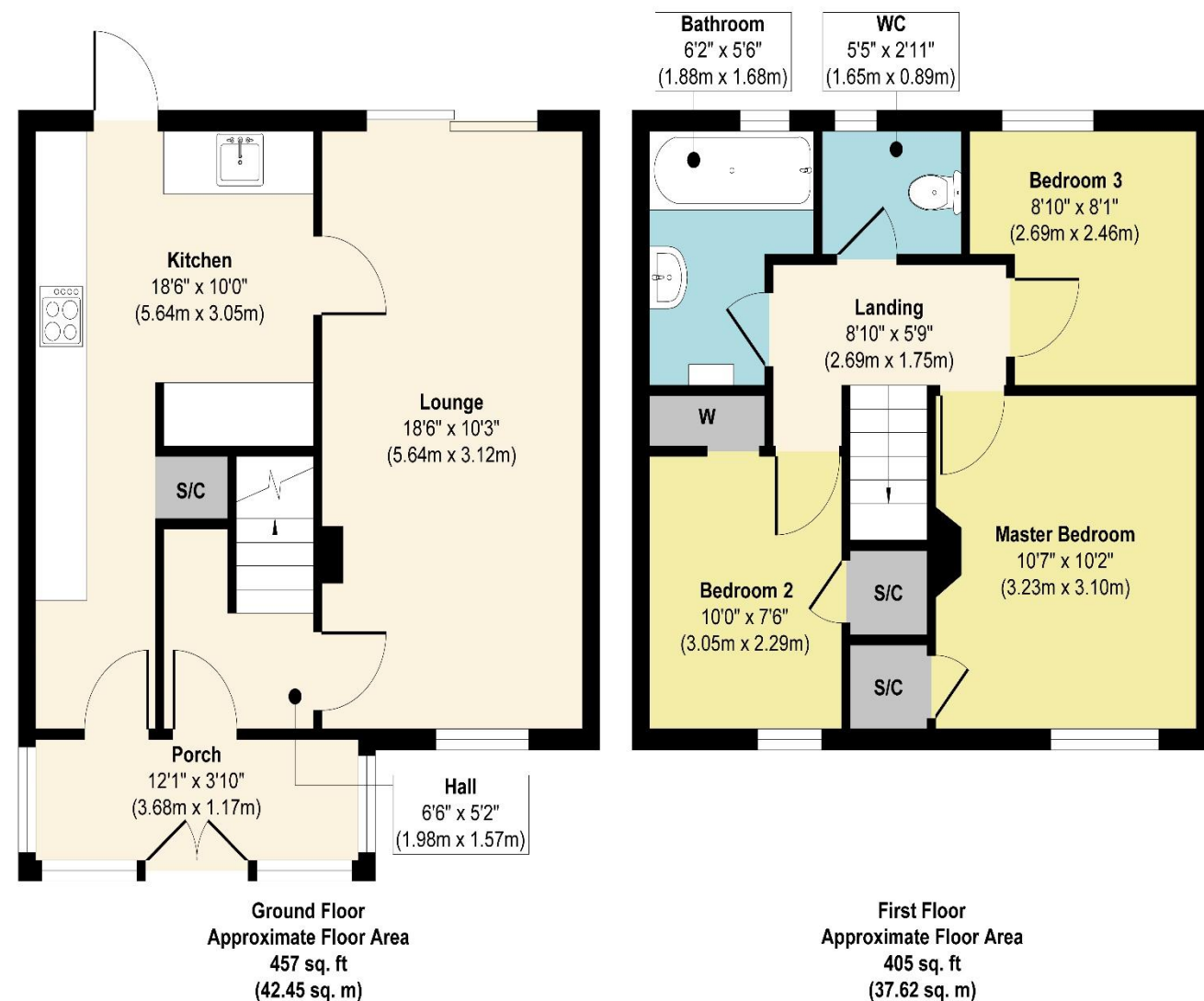


## Herneshaw



Approx. Gross Internal Floor Area 862 sq. ft / 80.07 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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.

## Herneshaw, Hatfield Freehold Price £320,000



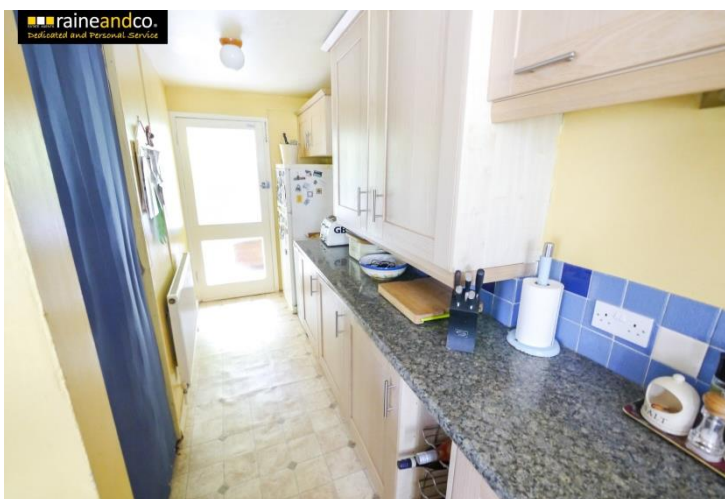
Three bedroom end terrace in cul de sac overlooking Hazel Grove Wood. Features refitted kitchen & bathroom, new boiler, roof, fencing & guttering. Large lounge/diner, 40ft garden, separate WC, ideal first home or investment.

- Three bedroom End terrace
- Overlooks Hazel Grove private woodland
- Quiet end of cul de sac position
- New roof installed in 2018
- New gas boiler fitted in 2024
- Refitted bathroom with electric shower
- Refitted kitchen with modern units
- Brand new fencing & guttering (2025)
- Spacious lounge/diner
- 40ft private rear garden





# Herneshaw, Hatfield



# Herneshaw, Hatfield

## Porch:

Double glazed doors and windows to the front and side. Leads to the main entrance and kitchen. Generously sized for storage or outdoor wear.

## Entrance Hall:

Stairs to first floor, double radiator, textured ceiling, access to lounge/diner.

## Lounge/Diner:

Spacious and bright with double glazed window to front, sliding patio doors to rear garden, and double radiator. Ideal for relaxing or entertaining.

## Kitchen

Fitted with a range of modern base and wall units, roll top work surfaces, tiled splashbacks, built in electric double oven, gas hob with extractor fan, plumbing for washing machine, space for fridge/freezer, stainless steel sink with mixer tap, wall mounted boiler, under stairs storage, double glazed window and door to garden.

## First Floor Landing:

Access to all bedrooms, bathroom, and WC.

## Master Bedroom:

Double glazed window to front, built-in storage cupboard, coving to ceiling, single radiator.

## Bedroom Two:

Double glazed front window, storage cupboard, cupboard housing hot water tank, double radiator.

## Bedroom Three:

Double glazed window to rear, single radiator

## Bathroom

Modern suite with panel-enclosed bath, mixer tap and electric shower, vanity sink unit, heated towel rail, extractor fan, partly tiled walls, opaque double glazed window.

## Separate WC:

Low-level flush WC, double glazed window to rear

## Rear Garden:

Approx. 40ft in length, mainly laid to lawn with mature shrub borders, new fencing (2025), outside tap, and excellent potential to landscape or extend (STPP).

## Front Garden:

Fenced and planted with mature shrubs and flowers. Lovely outlook over Hazel Grove Wood.

## 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.**