

Approximate Gross Internal Area 1078 sq ft - 100 sq m

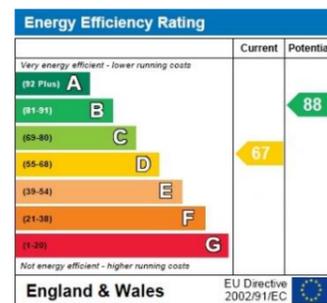
Ground Floor Area 572 sq ft - 53 sq m

First Floor Area 375 sq ft - 35 sq m

Garage Area 131 sq ft - 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

## Glebeland, Hatfield Freehold

Price £495,000



A character filled three-bedroom end terrace home believed to date back to the 1800s. Set on a generous corner plot with a large garden, garage, modern updates, and excellent potential to extend STPP. Full of charm and ideally located for transport and amenities.

- Charming 1800s End Terrace Home
- Generous Corner Plot
- Feature Fireplace in Lounge
- Modern Bathroom Renovated in 2023
- Underfloor Heating in the Kitchen
- Three Bright Bedrooms
- Fully Boarded & Insulated Loft
- Private Garage En Bloc
- Excellent Transport Links
- Close to Amenities





## Entrance Hallway

Double glazed front door, tiled flooring, radiator, side aspect window, access to lounge.

## Lounge / Dining Room

Spacious dual use room with two single and one double radiator, under stairs storage and cloak cupboard, feature fireplace with ornate surround and electric fire, cupboard housing meters, stairs to first floor, arch to kitchen, door to inner lobby.

## Kitchen

Double glazed rear window and skylight, door to garden, range of modern base/eye-level units, square worktops, tiled splashbacks, built-in electric oven, gas hob with stainless steel extractor, plumbing for washing machine and dishwasher, stainless steel sink with mixer tap, underfloor heating, tiled floor, inset spotlights, wall-mounted boiler.

## Inner Lobby

Tiled flooring, skylight, storage cupboard, inset spotlights, door to:

## Bathroom

Double glazed opaque window, WC, wash hand basin with vanity unit, panel-enclosed bath with mixer tap and plumbed shower over, extractor fan, tiled flooring, partly tiled walls, inset spotlights (renovated 2023).

## First Floor Landing

Side window, single radiator, loft access (fully boarded with pull-down ladder), doors to:

## Master Bedroom

Front aspect window, single radiator, two double fitted wardrobes, floor-to-ceiling mirrored doors.

## Bedroom Two

Rear aspect window, single radiator.

## Bedroom Three

Rear aspect window.

## First Floor w.c

Double glazed opaque window to front aspect, low level flush w.c, wall mounted wash hand basin, partly tiled walls, laminate wood style flooring, single radiator, inset spotlights.

## Rear Garden

lawn area with mature trees and shrubs, not overlooked, outside tap, patio, garden shed, security light, gated side access to large plot offering extension potential (STPP).

## Front Garden

Lawn area with scope for improvement or development (STPP).

## Garage

Private garage en bloc, ideal for secure parking or storage.

## Further Details

The property is Freehold  
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.**