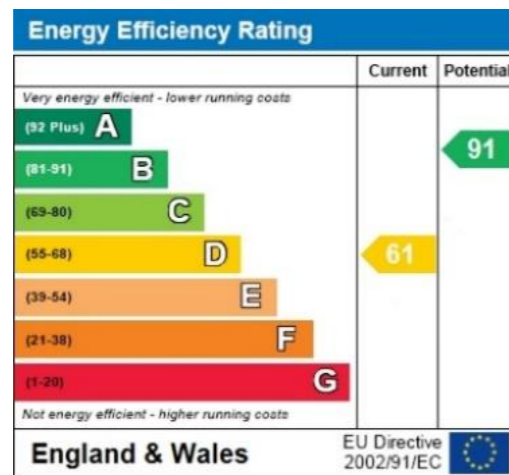


Approx. Gross Internal Floor Area 442 sq. ft / 41.06 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



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.

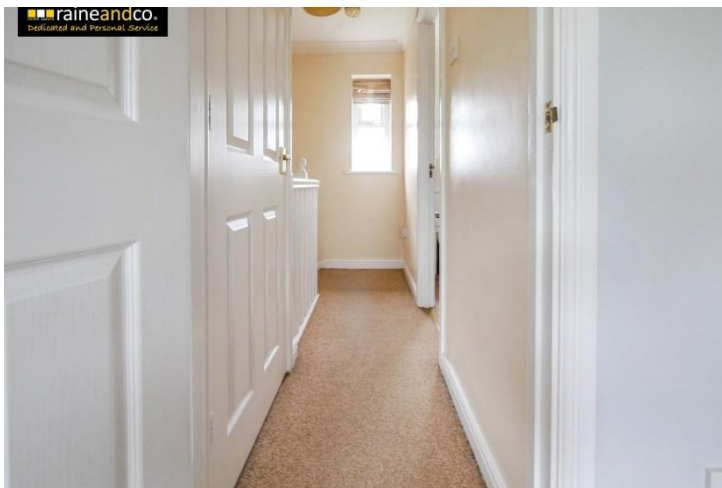
Cooks Way, Hatfield Freehold Price £249,995



Charming One bedroom terrace home with front and rear gardens, allocated parking, open plan kitchen/lounge and a spacious double bedroom with built in storage. Features a 42ft rear garden, boarded loft, and modern bathroom. Perfect for first time buyers, down sizers, or investors.

- CHAIN FREE
- Spacious open plan kitchen and lounge
- Generous bedroom with built in wardrobes
- Boarded loft providing additional storage
- Lounge with feature fireplace & garden access
- Front garden & large 42ft rear garden
- Allocated parking space included
- Backing on to Millwards Park, ideal for families
- Great property for first time buyers and investors
- Excellent storage throughout the property





Outside:

One designated parking space to the side. Property benefits from a front garden and a large rear garden extending approximately 42ft, with a patio and grass lawn.

Open plan kitchen / lounge

Front door opens into the kitchen, with wood effect laminate flooring, storage cupboard, range of base and eye level units, roll top work surfaces, and tiled splashbacks. Fitted electric fan oven with hob and extractor above, plumbing for washing machine, and sink with mixer tap and drainer. Double glazed window to front aspect. Open plan with lounge.

Lounge

Carpeted with feature electric fireplace, electric radiator, and double glazed window overlooking the rear garden. Door opening to garden and carpeted staircase to first floor.

Landing

Carpeted with double glazed window to front aspect, airing cupboard, and doors to bathroom and bedroom.

Bathroom

Laminate flooring and part tiled walls. Panel enclosed bath with shower attachment and curtain, pedestal hand basin, low level flush wc, and towel rail. Fitted electric heater, extractor fan, and opaque double glazed window to front aspect.

Bedroom

Carpeted double bedroom with large built in wardrobe featuring sliding doors, electric radiator, and double glazed window to rear aspect. Loft hatch providing access to a boarded loft.

Further Details

The property is Freehold
Council Tax Band - Band B

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.