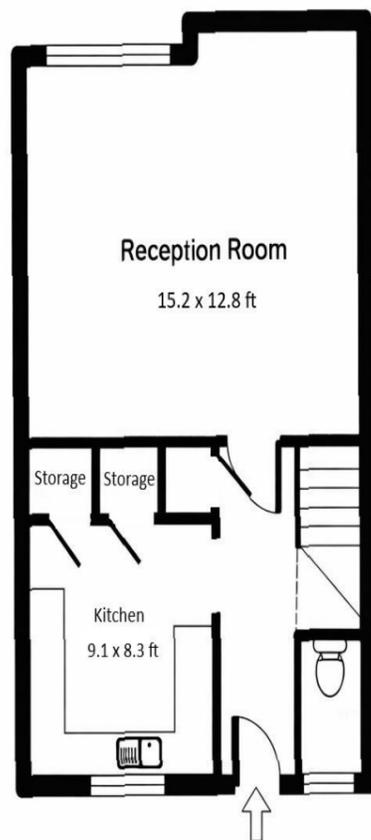
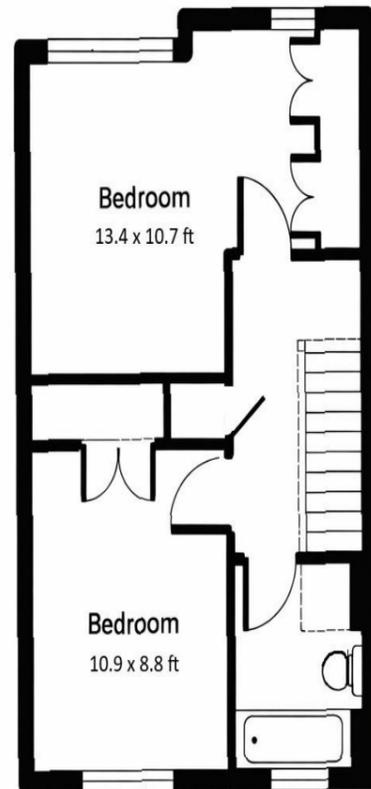


Hillfield, Hatfield



Ground Floor



First Floor

This floor plan is provided for illustrative purposes only and is not to scale. All dimensions, layouts and details are approximate and should not be relied upon as an exact representation of the property. Purchasers should verify all information independently.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(32 Plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 particulars 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, Leasehold Offers in Excess of £245,000



A bright and spacious split level two bedroom maisonette in the popular Hillfield area. The property offers well arranged accommodation across two floors including a generous lounge, fitted kitchen, separate wc and modern bathroom. Communal gardens and permit free parking available.

- Two Bedroom Split Level Maisonette
- Hot Air Vent Heating System With No Radiators
- Good Condition Throughout
- Generous Lounge With Double Glazed Window To Rear
- Well Fitted Modern Kitchen
- Ground Floor WC
- All Bedrooms With Integrated Wardrobes
- Modern Fully Tiled Bathroom With Shower Over Bath
- Bright And Spacious Accommodation
- Communal Gardens And Permit Free Parking





Entrance Hall

Entered via the front door with wood effect tiled flooring. Doors lead to the kitchen, lounge and WC, with stairs rising to the first floor.

WC

Fully tiled floor and walls. Fitted with a low level flush wc with bidet attachment and a vanity sink with mixer tap. Double glazed window to the front.

Kitchen

Fitted with a range of base and eye level units with roll over work surfaces. Integrated electric fan oven and gas hob with extractor above and steel splash back. Steel sink with mixer tap, drainer and rinsing bowl. Integrated dishwasher and space for a washing machine and fridge. Wood effect tiled flooring, storage cupboard, boiler cupboard and a double glazed window to the front.

Lounge

A spacious living area with wood laminate flooring. Large double glazed window to the rear allowing good natural light. Under stair storage cupboard.

Landing

Carpeted stairs leading to the first floor. Wood laminate flooring, airing cupboard and loft hatch. Doors lead to both bedrooms and the bathroom.

Bedroom One

Wood laminate flooring, double glazed window to the rear and two integrated wardrobes.

Bedroom Two

Wood laminate flooring, integrated wardrobe and double glazed window to the front.

Bathroom

Fully tiled floor and walls. Fitted with a low level flush wc, vanity sink and a tiled panel bath with shower over. Heated towel rail and under floor heating. Frosted double glazed window to the front.

Outside

The property benefits from communal gardens with washing lines for residents and permit free parking. A pedestrian walkway leads to the front entrance of the maisonette.

Further Details

The property is Leasehold
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.