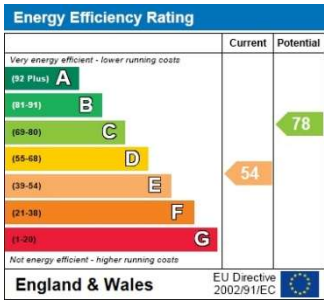




Approx. Gross Internal Floor Area 664 sq. ft / 61.70 sq. m

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.

Aldykes, Hatfield Leasehold
Guide Price £235,000



A well presented two bedroom maisonette arranged over two floors, situated on Aldykes in Hatfield. The property benefits from its own front garden, balcony, gas central heating, double glazing, excellent storage and has been redecorated throughout with new flooring and carpets.

- Two Bedroom Maisonette
- Arranged Over Two Floors
- Own Front Garden
- First Floor Balcony
- Converted To Gas Central Heating
- New Boiler And Radiators Approximately Five Years Ago
- Redecorated Throughout
- New Flooring And Carpets
- Excellent Storage Throughout
- New Oven Hob And Washing Machine





A well presented two bedroom maisonette, situated on Aldykes in Hatfield and arranged over two floors. The property has benefited from a number of improvements in recent years, including the conversion from electric heating to gas central heating, with a new boiler and radiators installed approximately five years ago. The property has also been redecorated throughout, with new flooring and carpets, creating a fresh and well-maintained home ready for its new owners. The accommodation is approached via the ground floor entrance hall, which provides an excellent amount of storage with three large storage cupboards in addition to useful understairs storage. Stairs rise to the first floor where the remainder of the accommodation can be found. The first floor landing has been fitted with new wood laminate flooring and provides access to all rooms, together with loft access and a further storage cupboard. A glazed door leads directly onto the balcony overlooking the front of the property, providing a pleasant additional outside space. The living room is a particularly bright reception room with dual aspect windows to both the front and side, allowing plenty of natural light into the room. There is wood laminate flooring, an electric fireplace and a gas radiator. The kitchen is fitted with a range of storage cupboards, chipboard work surfaces and tiled splashbacks, with tiled flooring. There is an induction hob, fan oven, stainless steel extractor and stainless steel sink, together with space for a washing machine, tumble dryer and dishwasher. A new washing machine has been installed, while there is also a freestanding fridge freezer, useful storage cupboard, front aspect window, gas radiator and boiler. Both bedrooms are well proportioned and benefit from fitted storage cupboards and gas radiators. Bedroom one has a rear aspect window, while bedroom two has a front aspect window. The bathroom has been fully tiled and is fitted with a Jacuzzi bath with showerhead and attachment, WC and vanity unit with sink. There is also a heated towel rail and frosted rear aspect window. Externally, the property benefits from its own front garden, while the first floor balcony provides a further outdoor area. Overall, this is a well presented two bedroom maisonette offering generous storage, its own garden and balcony, together with a number of worthwhile improvements already carried out by the current owners

Ground Floor

Entrance Hall

Tiled flooring, three large storage cupboards, useful understairs storage, gas radiator and stairs rising to the first floor.

First Floor

Landing

New wood laminate flooring, loft access, storage cupboard and doors leading to all rooms. Glazed door providing access to the balcony.

Living Room

Bright and well proportioned reception room with dual aspect windows to the front and side, wood laminate flooring, electric fireplace and gas radiator.

Kitchen

Fitted with a range of storage cupboards, chipboard work surfaces and tiled splashbacks. Tiled flooring, induction hob, fan oven, stainless steel extractor and stainless steel sink. Space for washing machine, tumble dryer and dishwasher, with a new washing machine installed. Freestanding fridge freezer, storage cupboard, front aspect window, gas radiator and boiler.

Balcony

A useful additional outside space accessed from the first floor landing via a glazed door and overlooking the front of the property.

Bedroom One

Well proportioned bedroom with carpeted flooring, useful storage cupboard, gas radiator and rear aspect window.

Bedroom Two

Well proportioned second bedroom with carpeted flooring, useful storage cupboard, gas radiator and front aspect window.

Bathroom

Fully tiled bathroom comprising Jacuzzi bath with showerhead and attachment, WC and vanity unit with sink. Heated towel rail and frosted rear aspect window.

Further Details

The property is Leasehold
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.