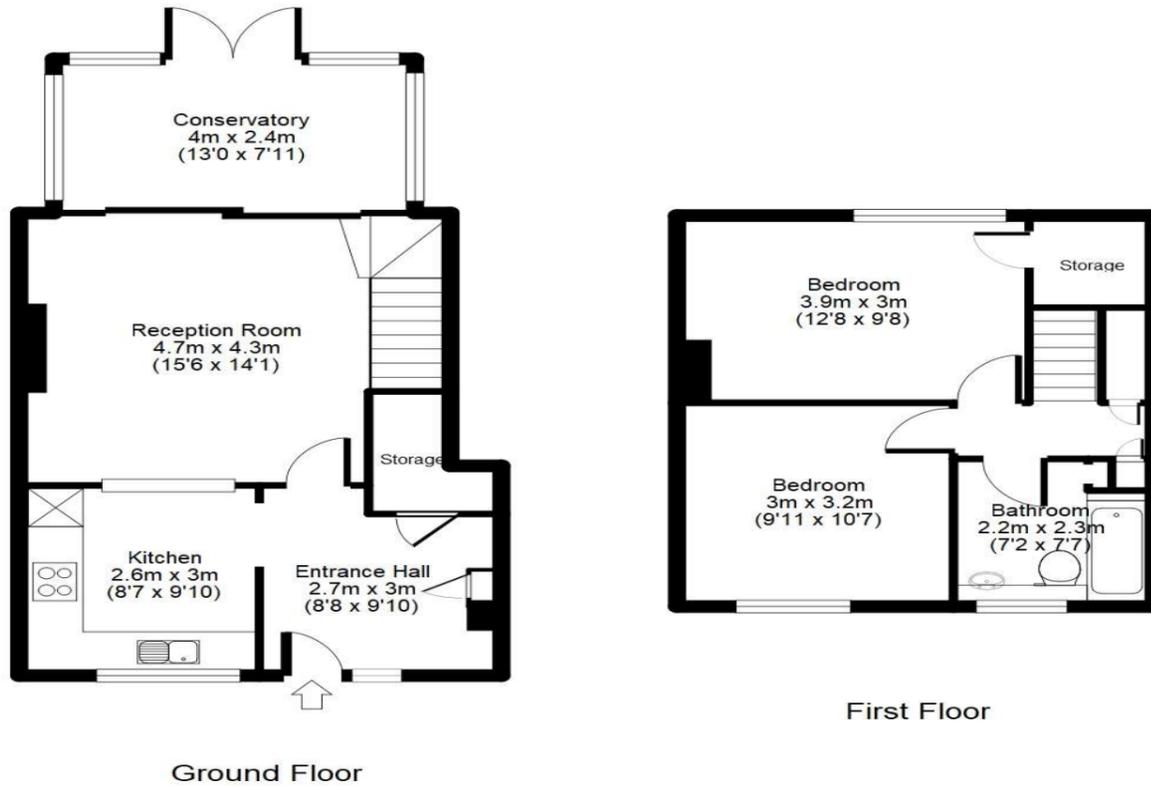
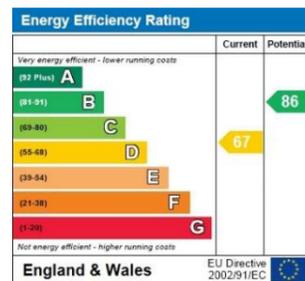


**Bradshaws, Hatfield, AL10**

APPROX GROSS INTERNAL FLOOR AREA: 845 sq. ft / 79 sq. m



For identification purposes only  
Measurements are approx and not to scale



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.

**Bradshaws, Hatfield Freehold**  
**Price £325,000**



Mid terrace house located in South Hatfield with easy access to the A (1M). This property benefits from well proportioned rooms, modern complimentary kitchen, lots of built in storage and a conservatory.Rear Garden.

- Mid Terraced House – Two Bed
- Beautifully Presented
- Two Double Bedrooms
- Lounge
- Double Glazed Conservatory
- Refitted Kitchen with Appliances
- Bathroom with Shower
- Gas C/H to Radiators, Fully Double Glazed
- Front & Southerly Aspect Rear Garden
- Viewing Recommended





## ENTRANCE HALL

9'10" (3m) x 8'8" (2.64m)

Via a part double glazed front door. Double radiator. Meter cupboard. Deep (approx 11'6) under stairs storage/utility cupboard with plumbing for washing machine. Frosted double glazed window to front. Doorways to lounge and:

## KITCHEN

9'10" (3m) x 8'7" (2.62m)

Comprising a range of matching refitted wall and base units with work surfaces over and inset single bowl single drainer stainless steel sink unit with mixer tap. Part tiled walls. Built in black glass effect gas hob with matching filter hood over. Built in oven and coffee machine. Built in concealed fridge and dishwasher. Heated chrome effect towel rail. Double glazed window to front. Large serving hatch with breakfast bar to:

## LIVING ROOM

14'1" (4.29m) x 15'6" (4.72m)

Feature upright radiator. Down lighters. Stairs to first floor. Double glazed patio doors to:

## CONSERVATORY

7'11" (2.41m) x 13'0" (3.96m)

Double radiator. Double glazed windows to rear and sides. Double glazed double doors to rear garden.

## FIRST FLOOR LANDING

Two built in storage cupboards. Access to loft housing wall mounted combi boiler. Doors to:

## BEDROOM ONE

9'8" (2.95m) x 12'8" (3.86m)

Built in over stairs storage cupboard. Double radiator. Double glazed window to rear.

## BEDROOM TWO

10'7" (3.23m) x 9'11" (3.02m)

Double radiator. Double glazed window to front.

## BATHROOM

7'7" (2.31m) x 7'2" (2.18m)

A refitted suite comprising of a panel enclosed bath with squared end, glazed shower screen, mixer tap and shower unit over. Low level W.C with concealed cistern and vanity unit with part inset wash hand basin with mixer tap and cupboard under. Part tiled walls. Shelved recess. Tiled floor. Heated chrome effect towel rail. Frosted double glazed window to front.

## FRONT GARDEN

Low maintenance with picket fencing to front and sides with matching pedestrian gate. Chip bark with stepping stones to front door. Exterior lighting.

## REAR GARDEN

Southerly aspect with a raised L-shaped deck to make the most of the evening sun. Laid to lawn. Garden shed. Cold water tap. Shared covered passage.

## Further Details

The property is Freehold

Council Tax Band - Band C