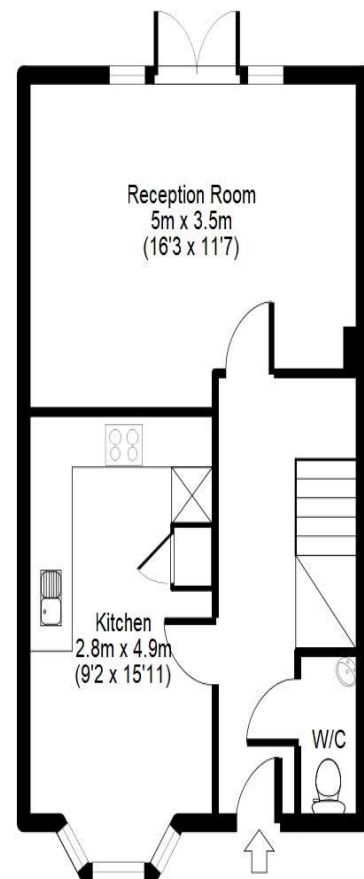
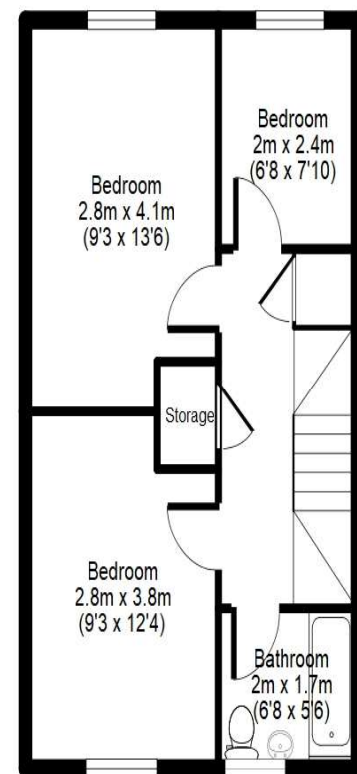


Mount Pleasant Lane, Hatfield, AL9

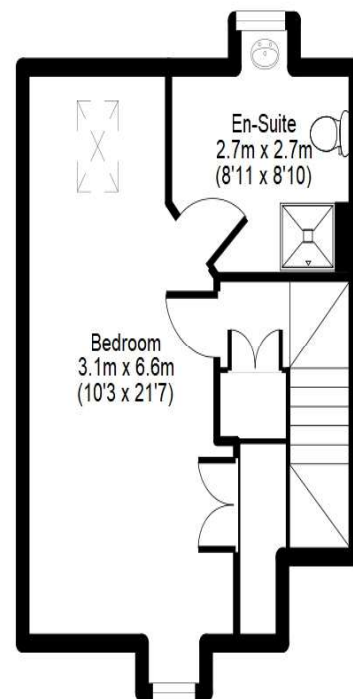
APPROX GROSS INTERNAL FLOOR AREA: 1162 sq. ft / 108 sq. m



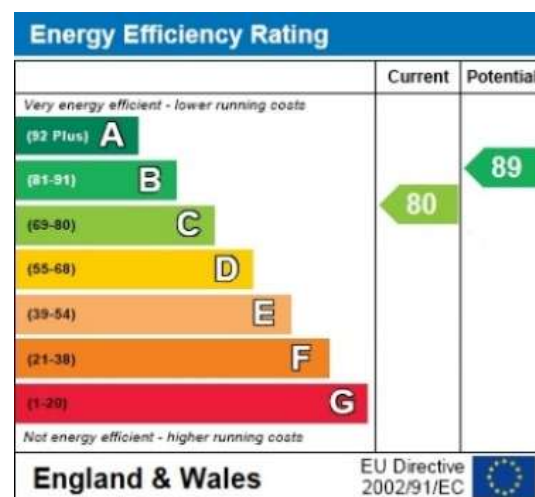
Ground Floor



First Floor



Second Floor



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 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.

Mount Pleasant, Hatfield Freehold  
Price £535,000



A immaculately presented 4 BEDROOM mid terrace TOWN HOUSE Located on the edge of the popular family area of The Ryde and close by Oldings Corner Retail Park. Constructed to a very high standard by Persimmon Homes.

- Build in 2014
- One Owner Since New
- Popular Family Area
- Main Bedroom with Shower En-Suite
- Two Allocated Parking Spaces





# Mount Pleasant, Hatfield



# Mount Pleasant, Hatfield

## Entrance

Via a composite double glazed front door leading into entrance hall.

## Entrance Hall

Laminated flooring with fitted inset bristled door mat, radiator and carpeted stairs to the first floor. Wall mounted thermostatic heating control. Doors off to ground floor lavatory and kitchen with dining area and lounge.

## WC

Laminated flooring, radiator, corner pedestal hand wash basin, low level Wc and radiator. Part tiles walls. Extractor fan.

## Kitchen / Dining Area

15'11" (4.85m) x 9'2" (2.79m)

Comprising a range of high specification matching fitted wall and base units with work surfaces and matching splash backs. Under lighting. Stainless steel one and a half bowl sink unit with mixer tap. Electric 4 ring hob with over head extractor fan with LED back lighting. Integrated double oven with grill, integrated fridge freezer, dish washer, and washing machine. Laminated flooring. Double radiator. Wall mounted thermostatic heating control. Dining area to front with a double glazed bay window with fitted blinds.

## Reception Room

11'7" (3.53m) x 16'3" (4.95m)

Carpeted flooring. Double radiator and single radiators. . A media display wall with television and communication points and under lighting with a fantastic inset electric flame effect fire. Multiple plug points. Double glazed window and patio doors with custom fitted blinds opening onto the rear garden.

## First Floor Landing

Doors to bedrooms and family bathroom. Storage cupboard.

## Bedroom Two

13'6" (4.11m) x 9'3" (2.82m)

Carpeted flooring. Double radiator. Multiple plug points. Double glazed window to rear.

## Bedroom Three

12'4" (3.76m) x 9'3" (2.82m)

Carpeted flooring. Double radiator. Multiple plug points. Double glazed window to front.

## Bedroom Four

7'10" (2.39m) x 6'8" (2.03m)

Carpeted flooring. Double radiator. Multiple plug points. Double glazed window to rear.

## Bathroom

5'6" (1.68m) x 6'8" (2.03m)

Comprising of panel enclosed bath with mixer tap and "mira" power shower and shower attachment, and glass screen. Wash hand basin. Low level WC. Part tiled walls. Extractor fan. Shavers power point. Tiled flooring. Frosted double glazed window to rear.

## Second Floor Landing

Carpeted flooring, storage cupboard housing a wall mounted combination boiler.

## Main Bedroom

21'7" (6.58m) x 10'3" (3.12m)

Carpeted flooring. Range of built in wardrobes. Television and telephone points. Multiple plug points. Two double radiators. Double glazed windows to front andvelus style window to rear. Wall mounted thermostatic heating control. Door to en-suite.

## En-Suite

8'10" (2.69m) x 8'11" (2.72m)

Large walk-in fully tiled shower with glass screen door. Low level WC. Wash hand basin with splash back tiles. Double radiator. Frosted double glazed window to rear.

## External

### Rear Garden

Paved patio area. Laid to lawn.

## Property Front

Allocated parking for two cars.

## Further Details

The property is Freehold  
Council Tax Band E