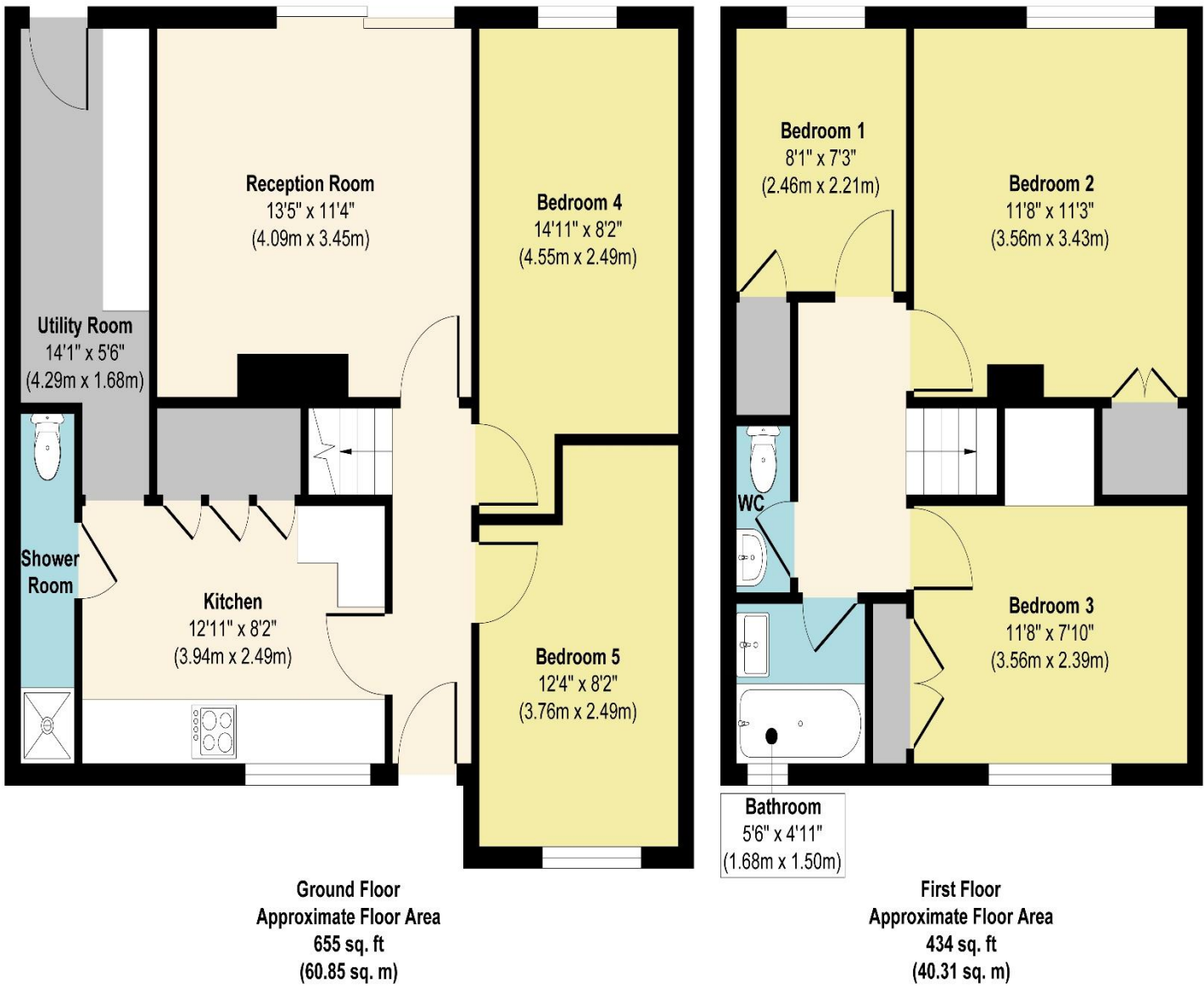


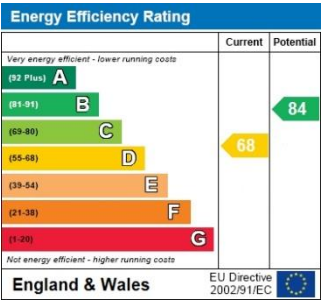
Ryecroft, Hatfield



Approx. Gross Internal Floor Area 1089 sq. ft / 101.16 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.

Ryecroft, Hatfield Freehold
Guide Price £385,000



CHAIN FREE spacious end terrace five bedroom home in Ryecroft, close to Hertfordshire University and local shops. Ideal for investors or residential buyers, offering front and rear gardens, lounge with garden access, kitchen with utility room, and five well sized bedrooms.

- CHAIN FREE
- End of terrace house
- Private rear parking area
- Built in wardrobes for several bedrooms
- Front and rear gardens, side access, and patio area
- Proven rental history in a high demand area
- Ideal for investors or residential buyers
- Ground floor shower room & first floor bathroom
- Location near University of Hertfordshire and local shops
- Extended five bedroom accommodation across two floors



Ryecroft, Hatfield



Ryecroft, Hatfield

Outside

Front garden mainly laid to lawn with a paved path leading to the front door.

Entrance Hall

Carpeted hallway with doors to bedrooms 4 and 5, lounge, kitchen, and stairs to the first floor. Includes radiator.

Kitchen

Tiled floor, base units with roll over work surfaces, space for washer and half height fridge, electric hob with extractor, steel sink with twin bowls, drainer, and mixer taps. Window to front, wall mounted boiler, storage cupboards, tiled splashbacks, radiator, and doors to the downstairs shower room and utility room.

Downstairs Shower Room

Wood laminate flooring, low level flush WC, wall mounted sink, electric shower, extractor fan, and part tiled walls.

Utility Room

Tiled floor, cupboard housing fuse box, space for tumble dryer and half height fridge/freezer, radiator, and door leading to the rear garden.

Ground Floor Bedroom Five

Wood-laminate flooring, radiator, and window to front.

Ground Floor Bedroom Four

Wood laminate flooring, radiator, and window to front.

Lounge

Wood laminate flooring, radiator, and sliding door opening to the rear garden.

Landing

Carpeted landing with skylight and doors to bedrooms One, Two, Three, bathroom, and wc.

Bathroom

Wood laminate flooring, panel enclosed bath with shower screen and electric shower, opaque window to front, vanity sink with mixer taps, part tiled walls, heated towel rail, and extractor.

WC

Wood laminate flooring, low level flush WC, wall mounted sink, and skylight.

Bedroom One

Carpeted, radiator, built in wardrobe, and window to rear.

Bedroom Two

Carpeted, window to rear, and built in wardrobe.

Bedroom Three

Carpeted, radiator, window to front, and built in wardrobe.

Garden

Mainly laid to lawn with patio area and side access. Gate provides access to the private rear parking area.

Further Details

The property is Freehold
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.