

Asking price of £275,000 Freehold

Bishops Rise, Hatfield, AL10 9QB



- **4 / 5 Bed Mid Terraced House**
- **Buy to Let Investment**
- **HMO Planning in Place**
- **Reserved for Next Academic Year**
- **Front and Rear Gardens**
- **EER: To Follow**

Four bed mid-terrace house is being sold as a HMO "Buy to Let" Investment and is ideally located off of the popular Bishops Rise road close to College Lane Campus, local shops, The Galleria and Hatfield Town Centre. Currently let on an Assured Shorthold Tenancy from 16TH JULY 2018 to 15TH JULY 2019 at £1,500 PCM. The property has undergone recent REFURBISHMENT in our opinion to a very high standard. Other features include gas central heating to radiators via recently installed boiler and double glazing throughout. VIEWING IS HIGHLY RECOMMENDED.

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Entrance Hall

Via half frosted double glazed front door with matching side window. Single radiator. Stairs to first floor.

Ground Floor Bedroom One

9'4" x 9'1" (2.84m x 2.77m)

Double radiator. Wood effect flooring. Multiple plug points. Double glazed window to front.

Kitchen

18'4" x 10'3" (5.59m x 3.12m)

Recently installed kitchen with all appliances comprising of a range of matching fitted wall and base units. Single stainless steel sink unit with mixer taps. Part tiled walls. Oven with extractor fan. Space for free standing fridge freezer. Plumbing for washing machine. New laminate flooring. Under stairs storage cupboard. Single radiator. Double glazed window to rear. Double glazed patio door to front and rear gardens.

Reception Room / Ground Floor Bedroom Two

10'2" x 9'1" (3.10m x 2.77m)

Double radiator. Multiple plug points. Double glazed window to rear. Double glazed patio door to garden.

First Floor Landing

Newly laid carpet. Doors to bedrooms and bathroom.

Bedroom Three

10'7" x 10'6" (3.23m x 3.20m)

Built in single cupboard. Single radiator. Multiple plug points. Double glazed window to front.

Bedroom Four

10'0" x 7'7" (3.05m x 2.31m)

Built in single cupboards. Single radiator. Multiple plug points. Double glazed window to front.

Bedroom Five

7'8" x 7'1" (2.34m x 2.16m)

Built in single cupboard. Single radiator. Multiple plug points. Double glazed window to rear.

Separate WC

Low level WC. Frosted double glazed window to rear.

Bathroom

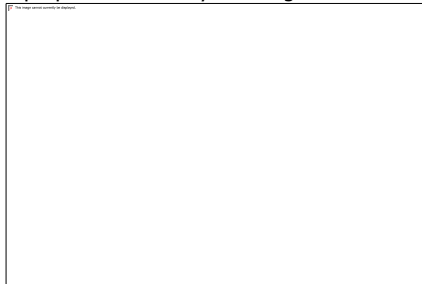
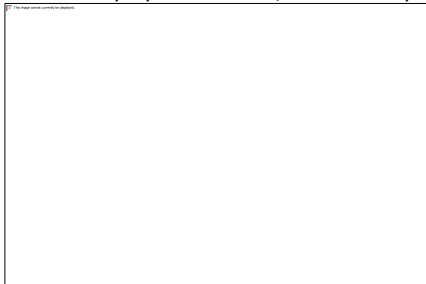
Comprising of panel enclosed bath with electric shower. Wash hand basin. Tiled walls. Extractor fan. Heated towel rail. Frosted double glazed window to rear.

External

Recently painted external walls. Both front and rear gardens have been covered with weed control and shingles.

Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



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 their purpose. The agent has not had sight of the Title documents. References 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. From June 2017, in line with 'The Money Laundering Regulations 2007', we are legally obliged to take formal identification from any person(s) wishing to purchase a property through Raine and Co Estate Agents. We will require one form of photographic identification (passport, photo card driving licence, national identity card, firearms certificate, Northern Ireland identity card issued by the electoral office) together with a recent document identifying your postal address (utility bill, bank statement, mortgage statement, council tax letter). Alternatively, you can submit your identification to your solicitor for verification but they will need to confirm to us in writing that the identity checks have been carried out & provide us with certified copies.