

Asking price of £430,000 Leasehold

Bishops Rise, Hatfield, AL10 9BU



- **Three Bedroomed Link Detached**
- **Chain Free**
- **Garage & Driveway**
- **Close to Local Amenities**
- **Extended**
- **Open Plan Kitchen / Dining Area**
- **Living Room**
- **Front & Rear Gardens**

Three bedroomed extended link detached property ideally located within close proximity to local shops, Hatfield Town Centre and The Galleria Shopping Centre. Comprising open plan kitchen / dining area, living room, downstairs WC, three first floor bedrooms and family bathroom. Other features include gas central heating to radiators, front and rear gardens, off street parking for two cars and garage.

**VIEWING IS HIGHLY RECOMMENDED.
PERFECT FOR FAMILIES.**

www.raineandco.com



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Entrance

Via front door leading into entrance hall.

Entrance Hall

Double radiator. Multiple storage cupboards. Under stairs storage. Doors to WC, living room and kitchen area.

WC

Low level WC. Wash hand basin. Frosted window.

Living Room

Two double glazed windows over looking front garden. Television and telephone points. Multiple plug points. Double radiator. Fireplace.

Kitchen / Dining Area

Comprising a range of matching fitted wall and base units. Stainless steel sink unit. Gas cooker point. Space for upright fridge freezer. Under counter washing machine and dish washer. Windows and door to garden.

First Floor Landing

Double radiator. Access to loft. Doors to all rooms.

Bedroom One

Single radiator. Multiple plug points. Attractive views overlooking Hatfield and Hatfield House grounds.

Bedroom Two

Range of fitted wardrobes. Single radiator. Multiple plug points. Window over looking front of house.

Bedroom Three

Single radiator. Multiple plug points and window to front.

Family Bathroom

Comprising a panel enclosed bath with electric shower. Low level WC. Wash hand basin. Frosted window.

External

Front Garden

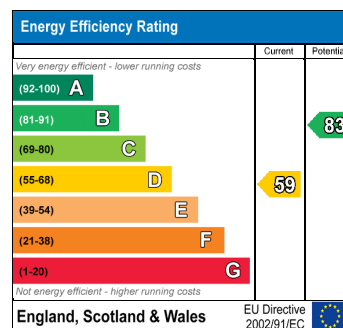
Laid to lawn. Flower beds to borders. Path to front door.

Rear Garden

Paved patio area. Laid to lawn. Flower beds and trees to borders. Side access.

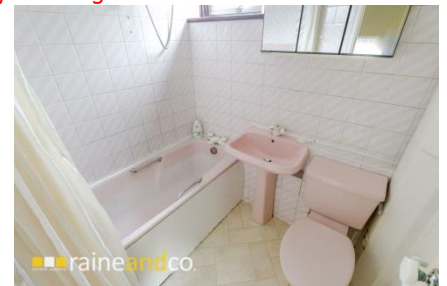
Driveway & Garage

Off street parking for two cars. Manual up and over door into garage.



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.

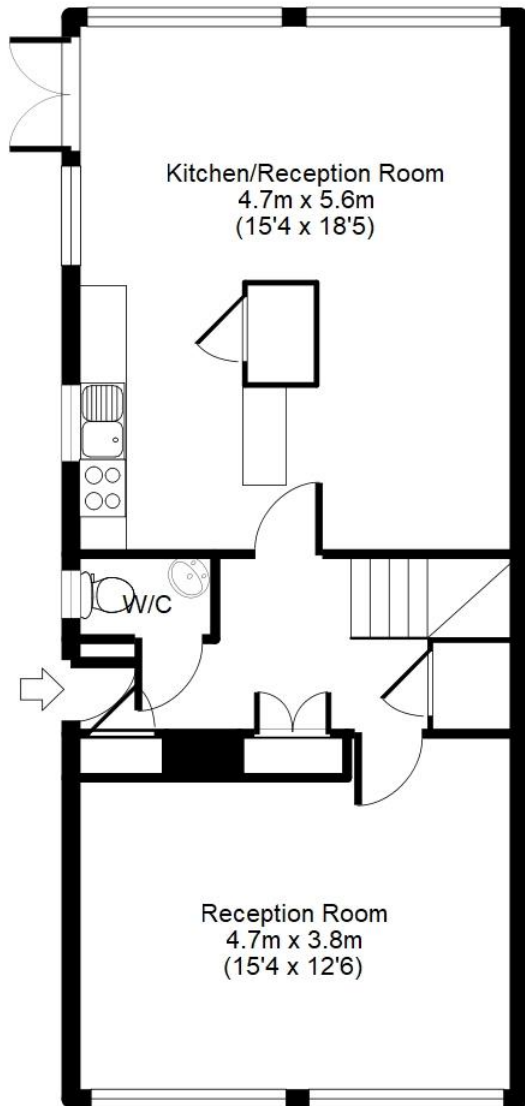


THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

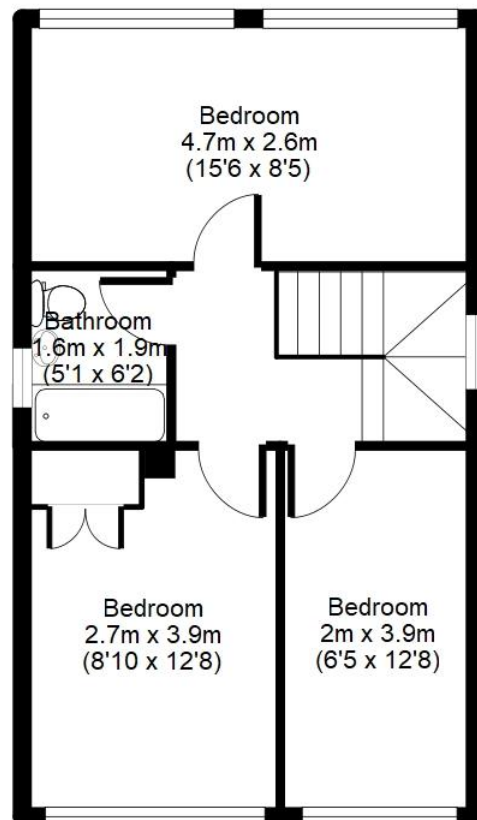
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer 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.

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APPROX GROSS INTERNAL FLOOR AREA: 997 sq. ft / 93 sq. m



Ground Floor



First Floor

For identification purposes only
Measurements are approx and not to scale