



Bradshaws, Hatfield, AL10 9QS

House - Mid Terrace | 3 Bedrooms

£335,000 Freehold

**LARKHAM
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Entrance Hall

Accessed via frosted double glazed door. Thermostat and stairs rising to first floor. Doors to:

Bedroom Five

10'0" x 9'1"

Originally part of a dual aspect lounge/dining room with double glazed window to front and double radiator.

Kitchen/Dining Room

17'5" x 9'6"

Comprising a range of wall and base mounted cupboards and drawers, work surfaces over with inset single bowl single drainer sink unit with mixer tap and splash back tiling. Valiant combination boiler and radiator. Plumbing for washing machine, space for electric cooker, upright fridge/freezer and under counter appliances. Double glazed windows to front and rear and double glazed door to rear. Pantry cupboard. Door to:

Bedroom Four/Dining Room

10'0" x 10'0"

Originally part of a dual aspect lounge with double glazed window to rear and double radiator.

Landing

Access to loft, over-stairs storage and doors to:

Bedroom One

10'6" x 10'2"

Two double glazed windows to front, single radiator and over-stairs recess.

Bedroom Two

13'1" x 6'8"

Double glazed window to front, radiator and over-stairs cupboard.



Bedroom Three

8'7" x 7'5"
Double glazed window to rear, ingle radiator and single cupboard.

Bathroom

Comprising a panel enclosed bath with taps and Electric shower unit over. Pedestal wash hand basin & Low level WC. Part tiled walls, plumbed heated towel radiator and frosted double glazed window to rear.

Additional WC

Low level WC, inset wash hand basin and mains wired extractor fan.

Exterior

Front Garden

Lawn area with path to front door.

Rear Garden

Crazy paved patio area remainder laid to lawn with shrubs and flower beds. Pathway leading to gated rear pedestrian access. Cold water tap.

Tenure

Freehold

Viewings

Call Larkham & Pike on 01707 260707

