

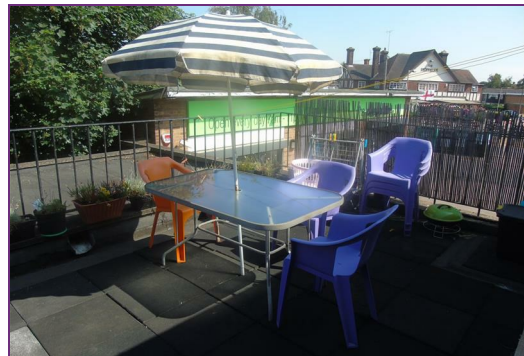



**Birchwood Avenue, Hatfield, AL10 0PT**  
**£795**

A basic two bedroom first floor flat situated at the end of a terrace with a balcony patio. Kitchen with cooker, washing machine and fridge/freezer. Lounge with gas fire. Gas central heating and majority double glazed. Bathroom. Parking space to rear of property. Available now subject to satisfactory references. EPC rating D

RENT £795 per calendar month, exclusive of utility bills. DEPOSIT £910.

Full time permanently employed, no smokers, pets or company lets.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 