



Cooks Way, Hatfield, AL10 8XT

House - Semi-Detached | 2 Bedrooms

£349,950 Freehold

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Entrance Hall

Radiator and consumer board. Door to:

Kitchen

8'5" x 7'7"

Comprising a range of fitted wall and base units with contrasting work surfaces over with tiled splash back. Inset one and a half bowl sink with drainer unit and mixer tap. Built in single oven, four ring gas hob concealed filter hood over. Space for fridge/freezer and washing machine. Wall mounted boiler and double glazed window to front.

Lounge

11'9" x 15'5"

Double glazed window and door to rear. Single radiator. Television and telephone points. Stairs rising to first floor with built in cupboards under, shelving and media unit.

Landing

Doors to:

Bedroom One

10'4" x 11'8"

Double glazed window to rear. Fitted wardrobes to one elevation with sliding doors. Television and telephone points. Radiator.

Bedroom Two

5'5" x 12'2"

Double glazed window to front. Radiator access to loft.

Bathroom

Comprising a panel enclosed bath with mixer taps and shower attachment. Vanity unit with low level cupboards and roll edge surfaces over, inset wash hand basin and low level WC with concealed cistern. Tiled walls and radiator. Airing cupboard with

cylinder. Extractor fan and frosted double glazed window to front.

Exterior

Front Garden

Flower beds to front. Single driveway providing access to single garage with electric up and over door and eaves storage.

Rear Garden

Enclosed covered patio area. Remainder laid to lawn with bushes and shrubs.

Tenure

Freehold

Council Tax Band: C

