



Briars Close, Hatfield, AL10 8DQ

House - Semi-Detached | 5 Bedrooms

£335,000 Freehold

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A three bedroom semi-detached house situated in the Cavendish area of Hatfield. This property consists of a kitchen, two double bedrooms downstairs, three bedrooms upstairs as well as a shower room with a separate toilet. Currently let and licenced as an HMO to five students for £2200 PCM. Situated in a great location close to the town centre, Galleria and both University campuses.  
EPC Rating C.  
Council Tax C

Entrance Hall

Entrance Hall consisting of front door, radiator and under stair cupboard with electric metre.

Lounge

Currently used as a forth bedroom. Double glazed window to front and double radiator.

Kitchen

Comprising a range of wall and base mounted cupboards with works surfaces over. Inset single bowl single drainer sink unit with mixer tap and splash back tiling. Four ring electric hob with single cavity electric oven under. Space and plumbing for washing machine, space for undercounter fridge. Double glazed window and door leading to the garden. Wall mounted boiler.

Bedroom 1

Bedroom next to the kitchen consists of a door with access to the front of the house. Radiator with double glazed windows.

Landing

Doors to:

Bedroom 2

Double glazed windows to side and rear, large built in wardrobe and radiator.

Bedroom 3

Cupboard with water tank. Radiator and double glazed window to front.

Bedroom 4

Storage cupboard, radiator and double glazed window to front.

Shower room

Comprising of shower, pedestal wash hand basin, double-glazed window to front.

Separate WC

Low level WC and frosted double glazed window to side.

