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24 Heathcote Avenue, Hatfield, AL10 0RH

Character bay fronted two bed character home, situated in the ever popular "Birchwood" area of town.

The property is conveniently located within a short walk of local shops and schools, and within walking distance of the town centre and train station. The accommodation briefly comprises of entrance hall, lounge with bay window, refitted kitchen/dining room with appliances and door to garden, ground floor wc. The first floor offers two double bedrooms and a fully tiled refitted bathroom.

£1,600 pcm



SUMMARY

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Outside there is a private driveway to the front, and the rear garden has gate to the service road behind. Property offered unfurnished and available from 16th December.

Holding Deposit £311.53 Refundable against first months rent

Security Deposit £1557.70

ENTRANCE HALL

Double glazed entrance door to front, stairs to first floor landing, wood effect flooring, radiator, door to:

LOUNGE

Double glazed bay window to front, television and telephone point, radiator, wood effect flooring, fireplace recess, shelved alcove, opening to:

KITCHEN/DINER

Refitted with a range of wall and base units, real wood work surfaces and up stands and concealed lighting, integrated breakfast bar, inset 5 ring AEG stainless steel gas hob with AEG oven under and AEG chimney style extractor hood over, fridge/freezer, integrated dishwasher, washing machine, inset stainless steel sink/drainer with mixer tap, integrated wine rack, inset spotlights, radiator, storage cupboard, wood effect flooring, television point, radiator, double glazed window and french doors leading to the rear garden.

WC

Dual flush wc, corner wash hand basin with mixer tap and tiled splash back, wood effect flooring, wall mounted gas fired combination boiler, extractor fan.

LANDING

doors to:

BEDROOM 1

Double glazed window to front, radiator, television point.

BEDROOM 2

Double glazed window to rear, radiator, television point.

BATHROOM

Refitted suite comprising of panel enclosed bath with mixer tap, shower over and glazed screen, pedestal wash hand basin, dual flush wc, complimentary wall tiling to full height, chrome effect heated towel rail, inset spotlights, extractor fan, double glazed window to rear.

FRONT GARDEN

Flower and shrub bed, mature evergreens, parking space, path to front door.

REAR GARDEN

Approximately 80' with decking to immediate rear extending to a lawn. mature flower

