

Goldings Crescent

Hatfield | AL10 8UE

Agent Hybrid

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£300,000



Agent Hybrid welcomes to the market, an opportunity to acquire a fully licenced and fully occupied House of Multiple Occupancy (HMO), in an investment hotspot of Hatfield, Herts. The property is located just a 0.3 mile of a walk from Hatfield Train Station, 1.1 mile walk to the University of Hertfordshire and 2.4 miles to QEII Hospital in Welwyn. The Galleria Shopping Centre, links to the A1M and M25 are all within easy access. Currently producing £1790 pcm, this could be increased by a moderate to extensive refurbishment throughout. Accommodation is set over two levels and provides a shared kitchen and bathroom and four fully furnished bedrooms. The existing licence allows for up to 5 tenants. The property also benefits from a Rear Garden, Integral Garage and Parking Space. N.B. The property is subject to a 'flying freehold' over one of the garages at the front of the property. A 'flying freehold' is a freehold property where a section of that property overhangs, extends or protrudes onto another freehold property or land.

Garage
Entrance Hallway
Bedroom 10'11 x 8'2
Bedroom Living Area 12'7 x 11'3
Kitchen 10'11 x 9'11

Bedroom 12'4 x 10'3
Bedroom 11'1 x 9'10
Bedroom 9'0 x 8'1
Bathroom
Separate WC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	



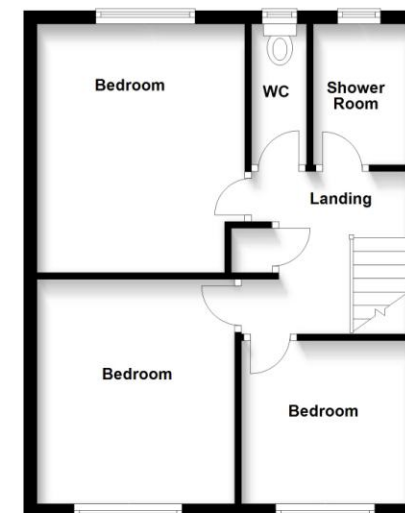
First Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



Second Floor

Approx. 40.7 sq. metres (438.6 sq. feet)



Total area: approx. 93.4 sq. metres (1005.8 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Agent Hybrid

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