



# Halls Yard

Tilehouse Street, Hitchin,  
Hertfordshire, SG5 2DY

Guide Price £599,995

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properties



**\*\*£17,500 Stamp Duty Contribution\*\***

A superb three bedroom link-detached home set within a peaceful development in the very heart of the town centre.

This fine home has been fully refurbished to an exacting standard by our client and now offers a seamless blend of character and modern open plan living.

The ground floor features a wonderfully light, open plan living/dining room which flows into a separate fitted kitchen with a range of built in appliances, stone work surfaces and underfloor heating.

The three bedrooms are located on the first floor with the principal suite enjoying its own en-suite shower room. Also on the first floor is a stylish family bathroom.

Outside, the property also benefits from a court yard area to the front which provides space for off road parking.

Hitchin is a charming medieval market town and has many fine Tudor and Georgian buildings, particularly around the market square. Near to the market square stands the large medieval parish church of St Mary. The town provides good shopping as well as a swimming pool, football team, two theatres, a wide variety of restaurants and pubs and highly regarded girls and boys schools. There is also a mainline railway station providing direct access to Kings Cross and Cambridge.

• £17,500 stamp duty contribution

- Three bedroom link-detached home
- Open plan living/dining area
- Underfloor heating
- Benefits from a courtyard garden
- Close to town centre
- Refurbished to a high specification throughout
- 1.1 mile, 22 mins walk to Hitchin train station (as per Google Maps)
- 0.2 miles, 3 min walk to Hitchin town centre (as per Google Maps)





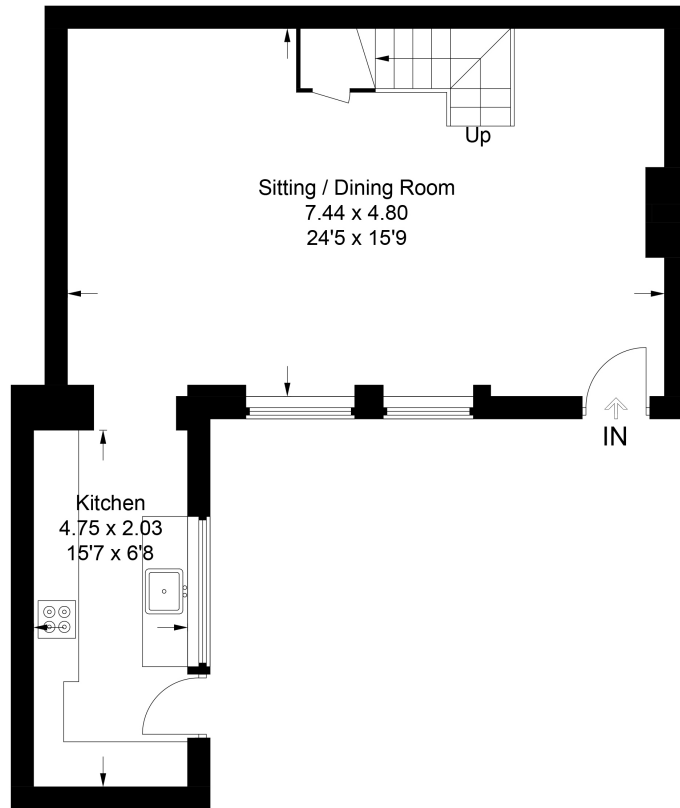




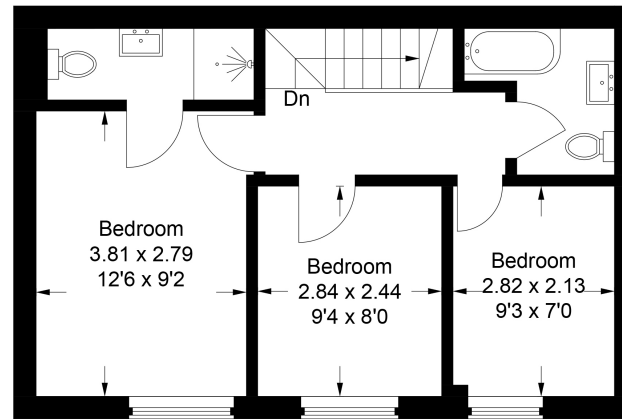




Approximate Gross Internal Area  
 Ground Floor = 49.7 sq m / 535 sq ft  
 First Floor = 37.7 sq m / 406 sq ft  
 Total = 87.4 sq m / 941 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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