



Freehold House - End Terrace

33 YORK ROAD, BROMYARD, HR7 4BE

£240,000

FEATURES

- Spacious 3 Bedroom Double Fronted House
- Farmhouse-style Kitchen/Diner with Gas Coal-Effect Stove
- Double Glazing and Gas Boiler
- Sunny Patio and Enclosed Garden
- Timber Workshop and Greenhouse
- Within Walking Distance of the Town Centre



3 Bedroom House - End Terrace located in Bromyard

A part-glazed entrance door leads to the

Enclosed Porch

With a quarry tiled floor, spotlights, 2 windows and wooden glazed doors through to the

Entrance Hall

With fitted carpet, smoke alarm, spotlighting, staircase with handrail leading up and door into the

Living Room

With fitted carpet, radiator, a feature wall mounted living flame gas fire, a range of wall and branch ceiling lights - all dimmable, corniced ceiling, a sash window, French doors to the rear patio and garden and door to the

Kitchen/Dining Room

Fitted with a range of bespoke, wooden wall cupboards and base units with worksurfaces and tiled splashbacks, 1 ¼ bowl sink with mixer tap, double electric oven and warming oven with a 4 ring gas hob plus a hot plate to the side, space and plumbing for a dishwasher. There is a lovely feature exposed brick chimney breast with a gas fired coal effect stove on a brick hearth, 2 ceiling light fittings, clay tiled floor, under unit lighting, understairs cupboard, further cupboard currently housing the fridge/freezer, 2 windows to front and back and a stable door to the

Rear Porch

With a quarry tiled floor, cupboard with work surface, space and plumbing for a washing machine, wall light, windows on three sides, glass roof and partially glazed double doors to the rear terrace and garden.

First Floor Landing

With spotlighting, smoke alarm, access hatch with pull down ladder to the fully insulated and boarded loft space, airing cupboard with slatted shelving and Ideal gas central heating boiler and a "back up" immersion heater.

Bedroom 1

With radiator, fitted carpet, ceiling light, cast iron fire-place with mantel and two sash windows to the front.

Bedroom 2

With a fitted carpet, radiator and two sash windows with views to Bromyard Downs.

Bedroom 3

With a radiator, built in cupboard with shelving and hanging rail and window overlooking the rear garden.

Bathroom

Fitted with a white panelled bath with mains shower fitment and part tiled wall surround, pedestal wash hand basin, towel rail, low level WC, radiator, tiled floor and window to the side with obscured glazing.

Separate WC

With WC, corner hand basin with splash back, tiled floor and a window to the garden.

Outside

The property is approached through a cast iron gate set in a privet hedge onto a small front garden with flowers and shrubs and a paved path leading to the main entrance door and around the side to the

Large Rear Garden

To the immediate rear is a sunny paved patio enclosed by raised beds of mature plants and herbs. The main garden enjoys a south westerly aspect and is sheltered by a brick wall and fencing with borders of shrubs and climbing plants. There is a lovely open lawn, a useful greenhouse and brick walk way, outside light and access to the

Workshop

Of timber construction with double doors, three windows, light and power.

Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Outgoings

Water and drainage rates are payable.

Directions

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Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

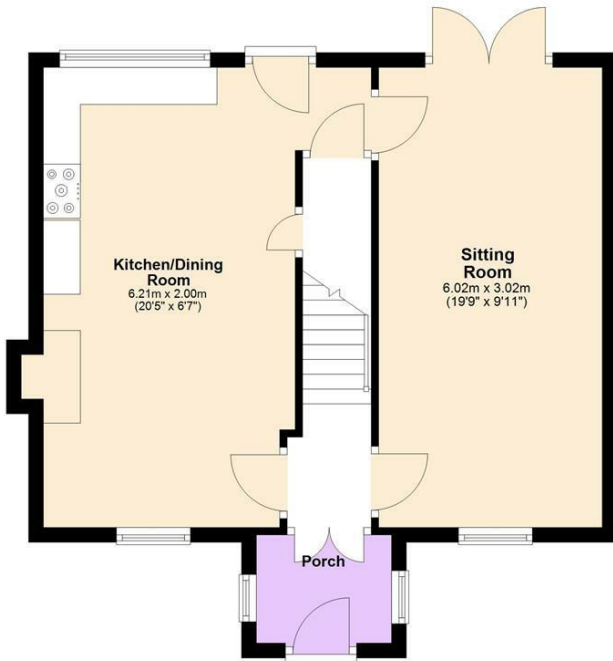
Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



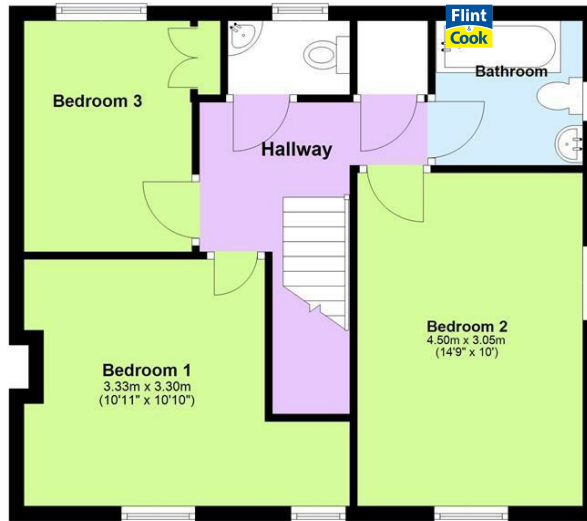
Ground Floor

Approx. 49.0 sq. metres (527.8 sq. feet)



First Floor

Approx. 48.6 sq. metres (523.0 sq. feet)



Total area: approx. 97.6 sq. metres (1050.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

