



32 RYELANDS STREET
WHITECROSS, HEREFORD HR4 0LB

£345,000
FREEHOLD

A period Victorian house in this popular residential location within walking distance to the City Centre with 4 bedrooms, spacious accommodation set over three floors, kitchen/breakfast room and lovely enclosed gardens. Viewing advised.



32 RYELANDS STREET

- Sought after residential location
- Walking distance to the City Centre
- Four bedroom semi detached period property
- Ideal family home
- Must be viewed
- Spacious accommodation across three floors



Located in a highly desirable residential area just a short walk from Hereford City Centre, this charming and characterful four-bedroom semi-detached period home offers excellent family accommodation. Arranged over three spacious floors with the additional benefit of a cellar, the property combines original period features with tasteful modern touches. Early viewing is strongly recommended.

Ground floor

With porch and entrance door leading into the

Entrance hall

With exposed wooden floorboards, ceiling light point, radiator, carpeted stairs leading up, feature characterful archway and window doors leading into the

Living room

With exposed wooden floorboards, radiator, single glazed sash window and feature single glazed bay window, feature fireplace.

Lounge

With fitted carpet, ceiling light point, large single glazed window, door leading down to the cellar, a feature woodburning stove with tiled hearth, two openings then lead into the fantastic

Kitchen/dining room

A kitchen fitted with white gloss fitted base units, ample wooden work surfaces over, ceramic sink and drainer unit, four ring gas hob with extractor hood over and oven below, under counter space for a washing

machine, integrated fridge/freezer, double glazed french doors out to the rear garden, two velux windows, three hanging ceiling lights, ample space for a dining table, oak flooring.

Cellar

Carpet, radiator, four wall lights, gas and electric meter, velux window and fuse box.

First floor landing

With fitted carpet, radiator, ceiling light point, smoke alarm, carpeted stairs leading up to the second floor, single glazed sash window, doors then lead to

Bedroom one with en-suite

With fitted carpet, ceiling light point, radiator, dual aspect single glazed sash windows to the side and rear aspect, a door then leads into the En-suite bathroom

A three piece suite comprising panelled bath, pedestal wash hand basin, low flush w/c, recess spotlights, part panelled surround, fitted storage cupboard housing the gas central heating boiler and double glazed sash window to the rear aspect.

Bedroom two

With fitted carpet, ceiling light point, two single glazed sash windows to the front aspect, two radiators, feature fireplace.

Second floor landing

With fitted carpet, velux window, ceiling light point, pocket sliding door into the shower room and two

further doors leading to two fantastic sized double bedrooms.

Bedroom three

With exposed wooden floorboards, ceiling light point, radiator, double glazed dash window to the front aspect, fitted wooden shelving and loft hatch.

Bedroom four

With fitted carpet, radiator, ceiling light point, double glazed sash window to the rear aspect, double fitted wardrobe and fitted wooden shelving, a wash hand basin with storage under and tiled splash back.

Shower room

With fitted shower cubicle, mains fitment rainfall shower head over with glass opening door and tiled surround, low flush w/c, wash hand with tiled surround, vinyl flooring and double glazed window.

Outside

Steps lead down from the kitchen/dining room down to a paved patio area with a pathway leading to a side access gate. Bordered with an array of ornamental shrubbery. There is a wooden outside storage shed and log store. To the front a small courtyard accessed via an iron gate.

Directions

From Greyfriars Bridge in Hereford city centre proceed north and at the traffic lights turn left into Eign Street, which continues into Whitecross Road. Take the 2nd exit onto Ryelands Street, proceed straight over at the

roundabout and the property is situated a short distance up on the right hand side as indicated by the agents for sale board.

Outgoings

Council tax band 'C' - £2158 for 2025/2026
Water and drainage rates are payable.

Property Services

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

Opening Hours

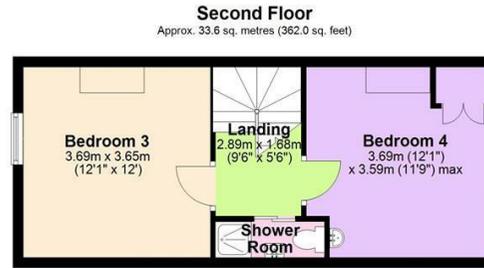
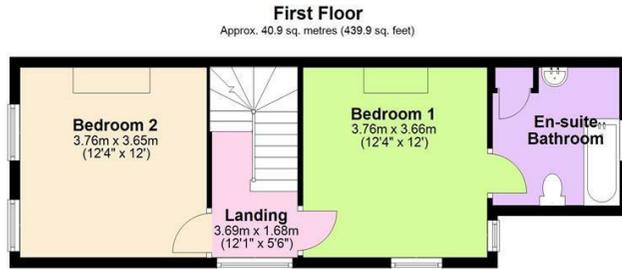
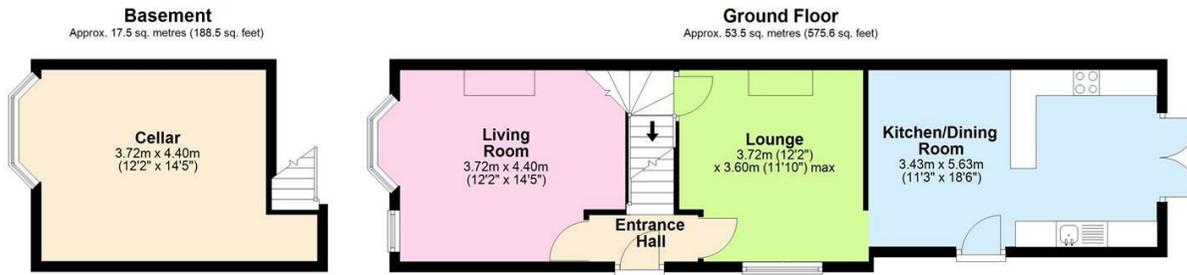
Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

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

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Total area: approx. 145.5 sq. metres (1566.0 sq. feet)

EPC Rating: E Council Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		52	
(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/tenants are advised to recheck the measurements

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

