





13 RYELANDS STREET

HEREFORD HR4 0LA

Asking Price £237,500

FREEHOLD

Pleasantly situated within easy region of Hereford city centre, a deceptively spacious 2 bedroom older style terraced house offering ideal first-time buyer/small family accommodation. The property has the added benefit of gas central heating, useful cellar, generous sized living accommodation and we recommend an internal inspection.

Flint & Cook

13 RYELANDS STREET

• Convenient central location • Spacious 2 bedroom, older style terraced house • 2 large reception rooms, kitchen, utility and cellar • Gas central heating • Good sized rear garden • Ideal for first time buyers





UPVC entrance door through to

Reception Hall
With wood strip flooring, radiator, stairs to the first floor and door to

Lounge
With fitted carpet, double glazed bay window to the front aspect, two radiators, display shelving and feature fireplace with hearth, display mantel and gas coal effect fire.

Dining Room
With radiator, central ceiling light/fan, feature flooring, double glazed double doors to the rear and fireplace with hearth and wood burning stove.

From the dining room, a glazed panelled door leads to

Kitchen
With range of wall and base cupboards, worksurfaces with tiled splashbacks, double glazed windows to two sides, radiator, tiled floor, space and plumbing for washing machine, built-in oven and gas hob, central spotlighting, 1½ bowl sink unit and door to

Utility Room
With single drainer sink unit, power and light points, space for tumble dryer etc, double glazed windows and ample storage.

From the Kitchen, brick steps lead down to

Useful Cellar
With power and light points, ample storage and scope to convert, subject to necessary consent.

First Floor Landing
With fitted carpet, radiator, large walk-in airing cupboard also housing the gas central heating boiler and door to

Bedroom 1
With fitted carpet, two radiators, double glazed window to the front aspect, space for wardrobes and display shelving.

Bedroom 2
With fitted carpet, radiator and double glazed window to the rear.

Bathroom
With suite comprising bath with shower above, pedestal wash hand basin, low flush WC, radiator, partial wood panelled wall and double glazed window.

Outside
To the front of the property is an easy to maintain enclosed garden with pathway leading to the front entrance door.

To the rear of the property is a good sized garden with paved patio areas and timber GARDEN SHED, all enclosed by fencing. There is a pedestrian right of way to the rear.

Property Services

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

Outgoings

Water and drainage rates are payable.

Directions

Proceed west out of Hereford city centre along Eign Street, continuing into Whitecross Road. Turn left into Ryelands Street and the property can be found on the left hand side.

Tenure & Possession

Freehold - vacant possession on completion.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Money Laundering Regulations

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

Residential lettings & property management

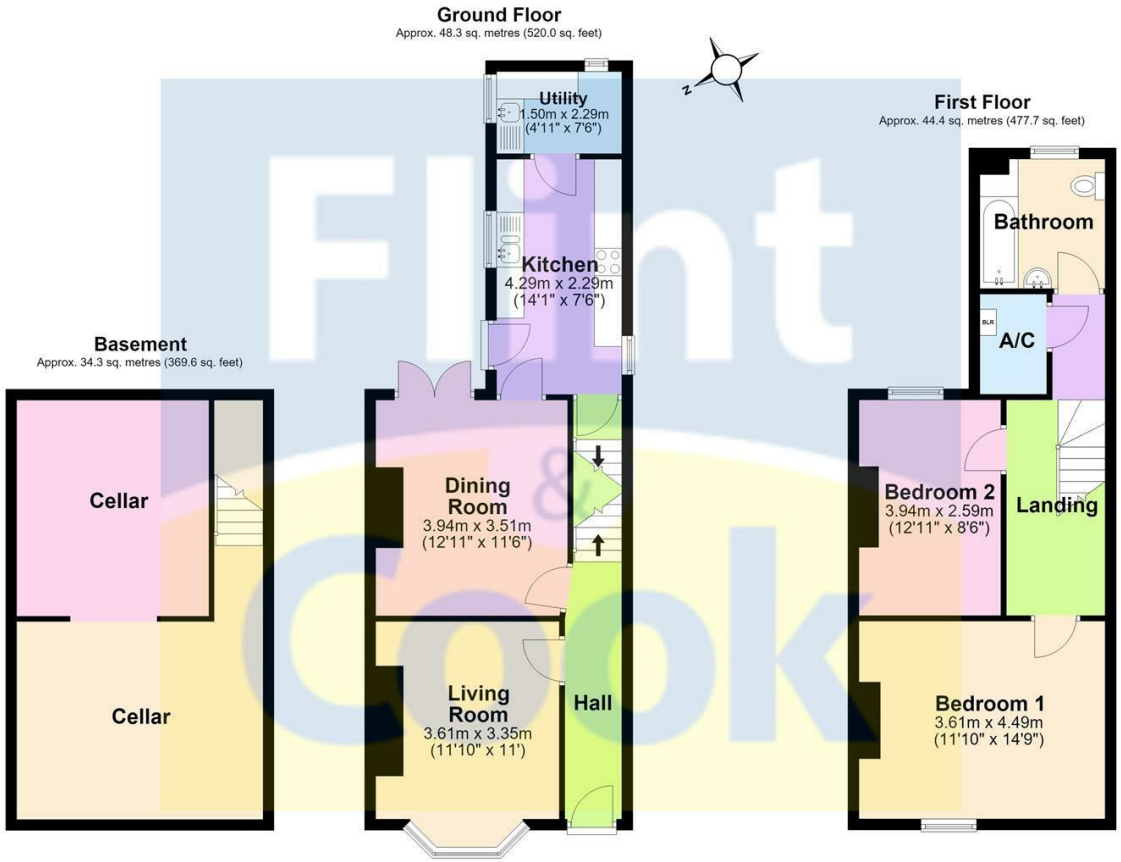
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

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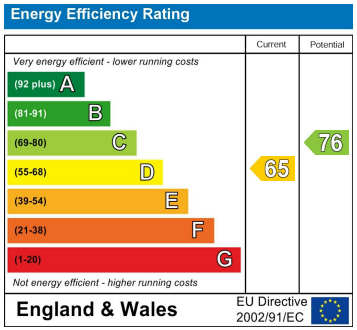






Total area: approx. 127.0 sq. metres (1367.3 sq. feet)





EPC Rating: D Hereford Council Tax Band: B

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

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