



GENERAL INFORMATION

Tenure

Freehold

Services

All mains services are connected to the property.

Outgoings

Council tax band 'C'

Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

www.stookehillandwalshe.co.uk

Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

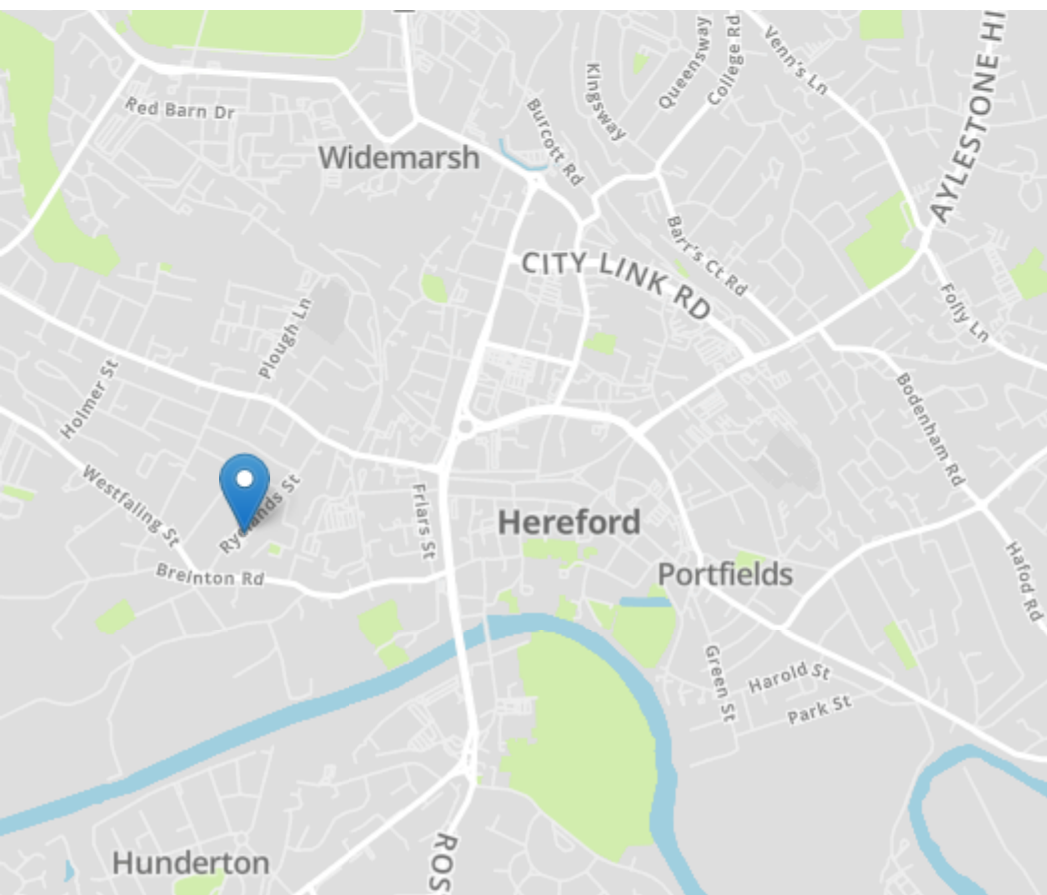
85 Ryelands Street
Hereford HR4 0LN

£270,000



DIRECTIONS

From Hereford city centre, proceed onto Broad Street, turn right onto King Street continue on St Nicholas Street, from there, continue straight over Victoria Street and continue onto Barton Road, continue onto Breinton Road, turn right onto Ryelands Street, the property will be on the right hand side of the street, as indicated by the agent's 'For Sale' board. For those who use what3words: ///remit.pumps.lived.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	83
England, Scotland & Wales			
EU Directive 2002/91/EC			

MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.



• Cosmetic Update Required • Three bedrooms • off-road parking • No onward chain

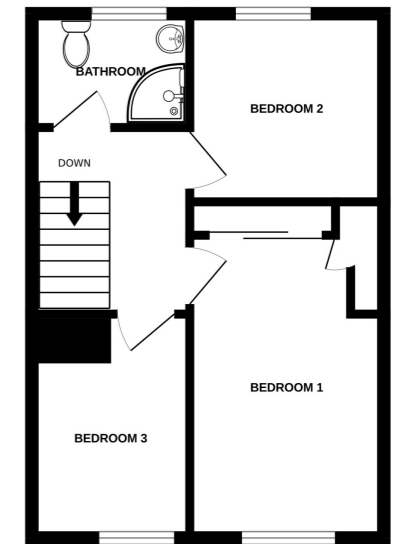
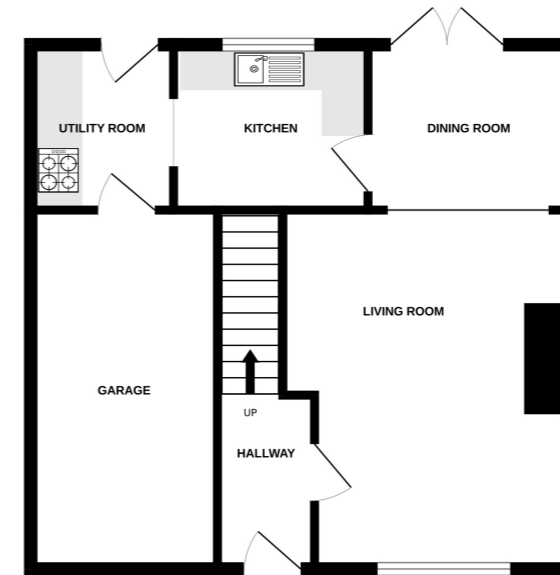
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 sq.m.) approx.
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OVERVIEW

This is a three bedroom semi-detached house, that was built in the 1970s. The property benefits from, a lounge, dining room, kitchen with extension, utility space, three bedrooms, a family bathroom, garden space, off-road parking, and a single garage. Pleasantly located in the popular Whitecross area of Hereford approximately 1/4 of a mile West of Hereford city centre. Amenities close by include a choice of shops, schools, church, Sainsburys and for those that require there is a regular bus service to and from Hereford city centre.

GROUND FLOOR

ENTRANCE HALL

Entry via a door to the front elevation, into the entrance hall. The entrance hall comprises of: carpet flooring; a ceiling light point; a central heating radiator, and a staircase with fitted carpet, leading to first floor landing.

LOUNGE

3.4m x 4.8m (11' 2" x 15' 9")
The lounge comprises of: carpet flooring; three wall light points; a ceiling light point; a double glazed window to the front elevation; power points; a telephone point; a television point, and a coal-effect gas fire.

DINING SPACE

2.7m x 2.2m (8' 10" x 7' 3")
The dining space comprises of: lino flooring; a central heating radiator; a ceiling light point, and double glazed french doors opening out onto the rear garden patio area.

KITCHEN

2.3m x 2.6m (7' 7" x 8' 6")
The kitchen comprises of: a fitted kitchen with wall and base units; roll top work surfaces over the base units; a stainless steel sink and drainer with one bowl, and hot and cold taps over; a central heating radiator; lino flooring; a ceiling light point; a double glazed window to the front elevation; an under stairs pantry/storage cupboard, with shelving and a wall light point, as well as the electric meter and electric consumer unit; and space for a fridge.

UTILITY/EXTENDED KITCHEN

2.4m x 1.9m (7' 10" x 6' 3")
The utility comprises of: lino flooring; space for an electric oven; a cooker hood over; wall-mounted central heating boiler; roll top work surface with plumbing space for a washing machine; a ceiling light point; a timber door giving access to the rear garden, and a door giving access to the garage.

FIRST FLOOR

FIRST FLOOR LANDING

The first floor landing comprises of: carpet flooring; power point; a ceiling light point, and loft access.

BEDROOM ONE

4.5m x 2.6m (14' 9" x 8' 6")
Bedroom one comprises of: two ceiling light points; a central heating radiator; carpet flooring; a double glazed window to the front elevation; built-in storage; an airing cupboard that houses the emerging heater, and sliding doors that give access to wardrobe space that has a hanging rail, and shelving.

BEDROOM TWO

2.6m x 2.6m (8' 6" x 8' 6")
Bedroom two comprises of: a central heating radiator; a ceiling light point; carpet flooring; power points, and a double glazed window to rear elevation.

BEDROOM THREE

3.3m x 2m (10' 10" x 6' 7")
Bedroom three comprises of: stair bulkhead, with fitted wardrobe space above; a central heating radiator; carpet flooring; a ceiling light point; power points, and a double glazed window to the front elevation.

BATHROOM

The bathroom comprises of: lino flooring; a ceiling light point; an electric shower unit, within a shower cubicle, with a glass sliding door; a double glazed window with obscure glass to the rear elevation; full tiling in the shower cubicle; wash hand basin with splash tiling and hot and cold tap over; low level WC with low level flush, and a towel radiator.

OUTSIDE

FRONT OF THE PROPERTY

The front of the property comprises of: a drop curb allowing access onto the tarmac driveway; parking space for one+ vehicles; garage access via the up and over door; a gated side passage giving access to the rear garden; a large hedge on the left hand side surrounding the boundary; a flower bed; a brick wall at the front of the boundary; a small lawn; fencing, and raised flower beds.

GARAGE

2.5m x 5m (8' 2" x 16' 5")

The garage comprises of: a step down from the utility into the garage; up and over door to the front elevation from the tarmac driveway; concrete flooring; a ceiling light point; power and lighting, and the gas meter.

REAR GARDEN

The rear garden comprises of: a large patio seating area; south-east facing garden; an outdoor tap; steps down onto the lawn; a concrete path down the left hand side of the lawn; shrubbery and trees; a flower bed, and fencing surrounding the boundary, as well as brick wall towards the end of the garden



At a glance...

- Lounge: 3.4m x 4.8m (11' 2" x 15' 9")
- Dining Space: 2.7m x 2.2m (8' 10" x 7' 3")
- Kitchen: 2.3m x 2.6m (7' 7" x 8' 6")
- Utility Space: 2.4m x 1.9m (7' 10" x 6' 3")
- Bedroom One: 4.5m x 2.6m (14' 9" x 8' 6")
- Bedroom Two: 2.6m x 2.6m (8' 6" x 8' 6")
- Bedroom Three: 3.3m x 2m (10' 10" x 6' 7")
- Garage: 2.5m x 5m (8' 2" x 16' 5")

And there's more...

- School catchment area
- Sainsburys nearby
- Local bus services
- ...and more

Like the property?

Just call into the office or give us a call on 01432 343477, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.