

FOR  
SALE



52 York Road, Bromyard, Herefordshire HR7 4BG

£310,000 - Freehold

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## PROPERTY SUMMARY

This attractive modern detached house is located in a pleasant and mature residential locality within easy walking distance to the town centre. Bromyard offers a good range of shopping, schooling and recreational amenities, and is also well placed for access to the Cathedral Cities of Hereford and Worcester (14 miles), Ledbury and Leominster (12 miles).

This superb 3 bedroom property of individual design, has the added benefit of a brand new spacious conservatory, oak fitted kitchen, double glazing and gas central heating. The former garage has been converted into an additional room, currently used as an office/utility room. The property is connected to wireless Hive heating and BT fibre broadband. This freehold property is offered for sale with no onward chain.

## POINTS OF INTEREST

- *3 bedroom detached house*
- *Brand new conservatory*
- *En suite shower room*
- *Double glazing & gas central heating*
- *Garage conversion*
- *Enclosed private garden & off road parking*



## ROOM DESCRIPTIONS

### Brick Recessed Porch

With part glazed wooden door, leading to

### Entrance Hall

with mat well, tiled floor, radiator, security alarm system and doors to

### Garage Conversion

#### Utility/ Office

Utility area

With matching wall and base units, 1.5 bowl stainless steel sink and drainer unit with mixer tap over, work surface, space and plumbing for washing machine, Combi- boiler, tiled floor and part glazed wooden door to side aspect.

Office area

With fitted carpet, radiator, fuse box, and double glazed window to front aspect.

### Ground Floor Cloak Room

With tiled floor, low flush WC, wash hand basin and tiled surround, radiator, spotlight, extractor and security alarm box.

### Kitchen

With matching oak wall and base units with tiled surround, double glazed window to the front aspect, 1.5 bowl stainless steel sink and drainer unit, radiator, integrated electric oven and hob with extractor over, integrated fridge/freezer, tiled floor, breakfast bar, telephone point, wooden and part glazed opaque door to the side aspect.

### Lounge/Diner

With fitted carpet, wall lights, 2 radiators, coal effect gas fire with marble hearth and wooden mantle, alarm sensor, TV aerial point, carpeted stairs, double glazed window to the rear aspect with beautiful outlook towards the Bromyard Downs and the local park, and sliding double glazed doors leading to.

### Brand New Conservatory

With pleasant outlook to the rear garden, fitted carpet, spot lighting, double glazed tinted roof and windows and double glazed sliding door to the rear garden.

### First Floor Landing

With fitted carpet, loft access hatch, smoke alarm and large airing cupboard incorporating radiator and wooden shelving, doors to

### Master Bedroom

With fitted carpet, radiator, built in double wardrobe with hanging rail and shelving, double glazed window to the front aspect, TV aerial point and security alarm sensor.

### En-suite Shower Room

Recently refitted with new tile effect floor, low flush WC, wash hand basin with storage under and mixer tap over, fully panelled walls, mirrored medicine cabinet with mist feature and sensor lights, ladder style radiator, panelled walk in shower cubicle with electric shower and glazed door, extractor and a double glazed opaque window to the front aspect.

### Bathroom

A recently renewed spacious bathroom with a white suite comprising bath with mains shower fitment over, low flush WC, wash hand basin with storage cupboard under, mirrored medicine cabinet with anti-mist feature and sensor light, ladder style radiator, tile effect floor, fully panelled walls and an opaque window the side aspect.

### Bedroom 2

With fitted carpet, radiator, window to the rear with beautiful outlook over the park and towards the Bromyard Downs, telephone point, TV aerial point, built in storage with wooden shelving, and alarm sensor.

### Bedroom 3

With fitted carpet, telephone and TV aerial points, radiator, window to the rear aspect, with another beautiful view overlooking the park and towards the Bromyard Downs, built in wardrobe with hanging rail and shelving, alarm sensor.

### Outside

This property boasts an inviting approach with a stone parking area providing ample parking for up to 3 cars. It is partly enclosed by wooden fencing and a small lawned area bordered by Daffodils. There is also outside lighting and a useful outdoor tap. A paved pathway leads through the recessed porch to the front entrance of the property.

The South facing rear garden can be accessed either side of the property via wooden gates and stone pathways leading to the patio area, offering the perfect space for outdoor entertaining. The remainder of the garden is laid to lawn, enclosed by fencing and bordered with an array of plants. There is a large useful wooden shed and outside lighting.

### Services

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

### Outgoings

Council tax band D - £2,425.91 payable 2024/2025

Water and drainage rates are payable.

### Directions

From the end of Bromyard High Street turn left onto Old Road and proceed up the hill, turn right into York Road continuing towards the end and the property is located on your right hand side.

### Viewings

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

### Opening Hours

Monday - Friday 9.00 am - 5.30 pm

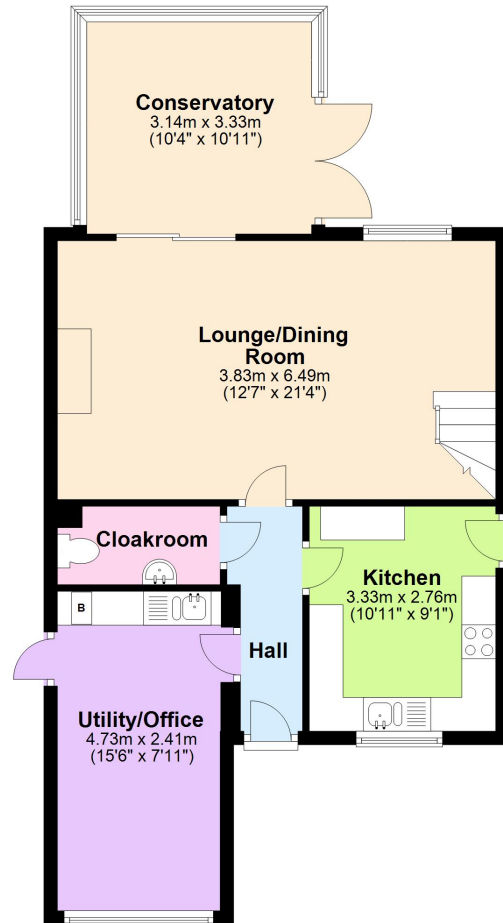
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

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

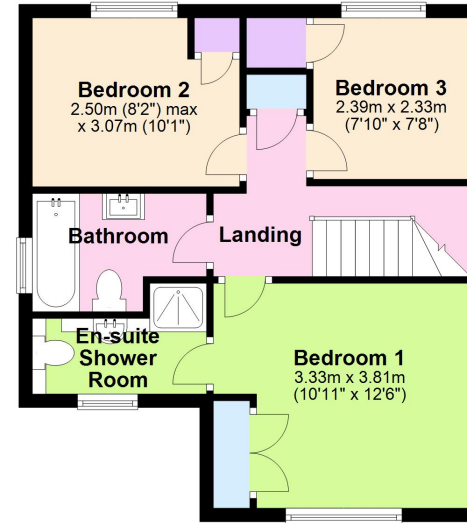
## Ground Floor

Approx. 64.3 sq. metres (692.3 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 106.9 sq. metres (1150.7 sq. feet)

These plans are for identification and reference only.  
Plan produced using PlanUp.

**52 York Road, Bromyard**

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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	