

7 Lyde Street
Hereford HR4 9PH

£390,000



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

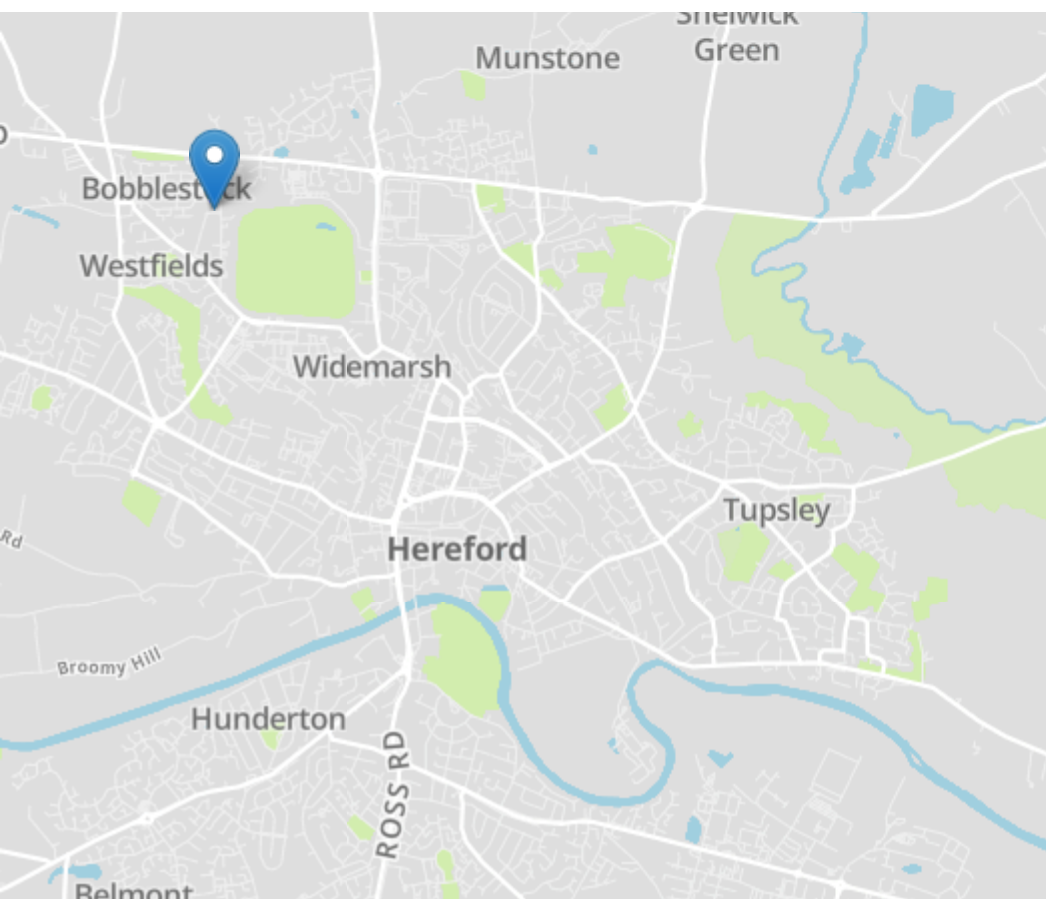
SAT (Remotely) 9.00 am - 12:30 pm

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.



DIRECTIONS

From Hereford City proceed north onto A49 Edgar Street, at the roundabout take the 1st exit onto Newtown Road, at the next roundabout take the 1st exit Grandstand Road, at the roundabout take the second exit onto Westfield Street, turn right onto Highmore Street which in turn leads onto Lyde Street, and the property can be found on the right hand side. For those who use "What3words"///sheets.volunteered.noise



• A FULL VIRTUAL TOUR ON OUR WEBSITE AND OUR YOUTUBE CHANNEL • Extended 3 bedroom detached property

Hereford 01432 343477

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OVERVIEW

A beautifully presented three bedroom detached property, benefiting from large rear extension creating feature kitchen/dining/living space, two additional reception rooms, three double bedrooms, down stairs shower room and large garden.

Lyde Street is located in the established Westfields district which lies approximately 2.5 miles northwest of central Hereford. The Westfields district is served by a range of amenities, particularly in Grandstand Road where there is a fish and chip shop, one stop shop and local chemist, and beyond here, being only a short distance away there is a doctors surgery, small supermarket, public houses, primary and secondary schools. The city bus service is available nearby and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with further educational establishments, hospitals, and both bus and railway stations.

In more detail the property comprises:

uPVC canopy porch and double glazed front door, at the front elevation, leads to:

Entrance Hall

With oak engineered flooring, coving, telephone point, ethernet cable, power points, wall mounted control for Yale alarm system, central heating thermostat, radiator and door to under stairs storage cupboard with oak engineered flooring, uPVC window to side, wall mounted consumer unit.

Lounge

3.70m x 4.10m (12' 2" x 13' 5")

With feature fireplace set in an exposed brick recess with wood burning stove, slate hearth, wooden surround, mantle over, oak engineered flooring, uPVC bay window to front, down lighting, coving, T.V. aerial point, and power points.

From the Entrance Hall, an opening leads to:

Inner Hallway

With limestone flooring benefiting from underfloor heating, coving, and power points.

Door to:

Kitchen/Dining/Utility Space

7.10m x 4.90m max. (23' 4" x 16' 1" max.)

A particular feature of the property, currently zoned for kitchen, dining and utility, benefiting from two large skylights and two sets of double doors leading out on to the rear decking area and further uPVC double glazed door giving access to the side of the property.

The kitchen area:
Features a large central island unit with granite worktop, incorporating breakfast bar, inset stainless steel sink with chrome mixer tap over, separate inset drainer, integrated Smeg dishwasher, soft close oak base units below. Further range of oak wall and base units with granite working surface over, large range-style Stoves cooker with 7 ring gas hob with large extractor canopy over, half tiled surround, space for fridge/freezer, and down lighting.

The Dining area:
Having limestone flooring with underfloor heating and coving.

Utility Area:
Has a further range of matching wall and base units, laminate working surface over, additional stainless steel sink unit and drainer, and cupboard housing the newly installed Worcester gas fired combination boiler.

Door to:

Ground Floor Shower Room

With separate shower unit, low flush W.C., vanity style wash hand basin with storage below, ceiling light and extractor, shaver point, limestone flooring and under floor heating.

An opening from the kitchen/Dining Room leads into:

Living Room

3.30m x 4.20m (10' 10" x 13' 9")

With feature fireplace set in an exposed brick recess with wood burning stove, marble hearth and wooden surround and mantle over, built-in cupboards, oak engineered flooring, down lighting, coving, radiator, T.V. aerial point, power points.

A door from the Living Room leads back into the main Entrance Hall.

Carpeted stairs from the Entrance Hall leads to:

FIRST FLOOR

Landing

With uPVC double glazed window to side and front elevations, 2 ceiling light points, coving, power points.

Bedroom 1

3.60m x 3.50m (11' 10" x 11' 6")

With uPVC double glazed window to front, radiator, T.V. point, and power points.

Bedroom 2

3.40m x 4.10m (11' 2" x 13' 5")

With uPVC double glazed window to rear, coving, radiator, and power points.

Bathroom

With panelled bath, shower over and half tiled surround, low flush W.C., wash hand basin with tiled splash-back, ladder style radiator, coving, uPVC double glazed window to rear, large, sound proofed cupboard with space and plumbing for washing machine and tumble dryer with shelving to the side.

Stairs from the first floor landing leads to:

SECOND FLOOR

Landing

With uPVC double glazed window to side, radiator, and power points.

Bedroom 3

4.40m x 3.40m (14' 5" x 11' 2")

With two large Velux windows, down lighting, lino flooring, multiple power points, fitted storage and under-eaves storage to either side.



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OUTSIDE

The property is approached over a gravel driveway providing parking for several vehicles, with attractive flower border.

A gate leads to the rear of the property, where the good size rear garden benefits from brick walling creating the boundary, and having raised decking area immediately adjacent to the house, timber frame pergola, large gravel area with wood store and a number of raised beds planted with a range of shrubs and herbaceous plants. The main section of the garden is laid to lawn with a meandering gravel path leading to the rear where there is a garden outbuilding/workshop with power, lighting and outside tap. Behind the shed there is a further shed, fruit tree and in all its very well maintained and of a good size.

Agents Note

Most of the double glazing is still within warranty up to 9 years remaining
The Central Heating System Was Fitted In 2019



At a glance...

- ☒ Lounge 4.10m x 3.70m (13' 5" x 12' 2")
- ☒ Kitchen/Dining/Utility Space 7.10m x 4.90m max. (23' 4" x 16' 1" max.)
- ☒ Living Room. 3.30m x 4.20m (10' 10" x 13' 9")
- ☒ Bedroom 1. 3.50m x 3.60m (11' 6" x 11' 10")
- ☒ Bedroom 2. 4.10m x 3.40m (13' 5" x 11' 2")
- ☒ Bedroom 3. 3.40m x 4.40m (11' 2" x 14' 5")

And there's more...

- ☒ Ground floor shower room
- ☒ Parking for multiple vehicles
- ☒ Close to local amenities
- ☒ Popular residential area

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.