

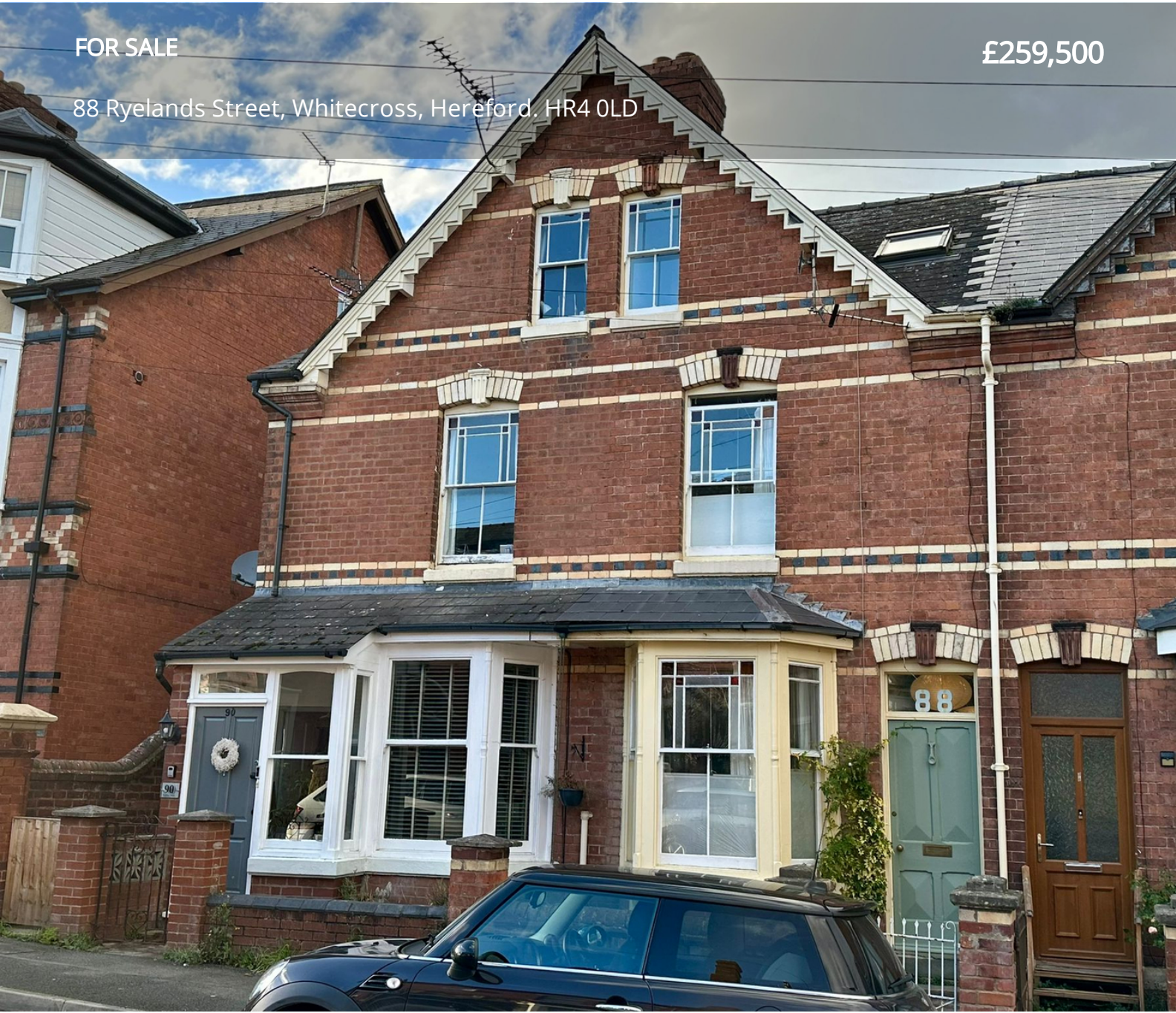


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FOR SALE

£259,500

88 Ryelands Street, Whitecross, Hereford, HR4 0LD



Popular residential location an older style terraced house with 3 bedrooms, 2 reception rooms, kitchen and cellar, gas central heating, good sized rear garden. Must be viewed.

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## Entrance door through to the

### Reception Hall

Exposed floorboards, radiator, decorative arch, coat hooks, stairs to the first floor and door to the

### Sitting Room

Fitted carpet, sash glazed bay window to the front aspect, radiator, feature fireplace and display shelving.

### Dining Room

Exposed floorboards, double radiator, glazed sash window to the rear, recessed spotlighting, built-in store cupboards and display shelving, feature woodburning stove and access to the

### Kitchen

Range of wall and base cupboards, worksurfaces with splashbacks, single drainer sink unit, wall mounted gas central heating boiler, quarry tiled floor, recessed spotlighting, space for refrigerator, cooker, dishwasher and washing machine, glazed window to the side, door to the rear.

## From the Reception Hall, stairs lead down to the

### Useful Cellar

With concrete floor, excellent head height, radiator, power and light points, escape hatch to the front aspect and scope to convert into extra living accommodation (subject to the necessary consent).

### Landing

Fitted carpet and door to

### Bedroom 1

Exposed floorboards, radiator, glazed sash window to the front aspect.

### Bedroom 2

Exposed floorboards, double radiator, ornamental fire surround, display shelving, glazed sash window to the rear and door to the

### Bathroom

Suite comprising bath, low flush WC, wash hand-basin, glazed sash window, ladder style towel rail/radiator.

## Staircase from the first floor landing lead to the

### Large Attic Room

Exposed floorboards, double radiator, glazed sash window to the front aspect, Velux skylight to both the front and rear, ample storage space and door to the

### Shower Room

Suite comprising low flush WC, pedestal wash hand-basin, Velux rooflight, eaves storage and shower cubicle.

### Outside

The rear garden has been landscaped for easy maintenance, enclosed by fencing, bordered by a variety of flowers and shrubs and, with the rear garden facing west, it offers an ideal suntrap. There is also a useful outside tap and pedestrian Right of Way to the rear.







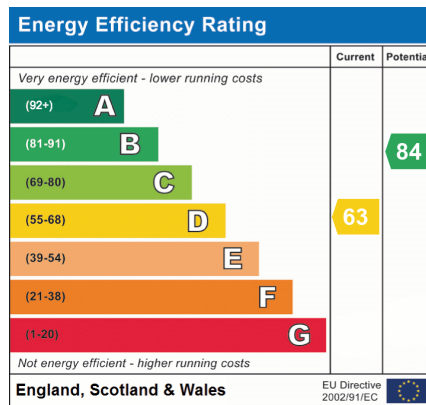




Total area: approx. 136.2 sq. metres (1465.8 sq. feet)

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

**88 Ryelands Street, Hereford**



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