

FOR  
SALE



2 Palace Yard, Hereford HR4 9BJ

£475,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 [hereford@flintandcook.co.uk](mailto:hereford@flintandcook.co.uk)

## PROPERTY SUMMARY

Set in this spectacular spot, a Grade II Listed spacious 3 bedroom family home set across four-storeys within the City Centre limits on the edge of the Hereford Cathedral grounds, offering views from several points across the front aspect and also being within the City Centre offering a range of amenities on the doorstep.

The property benefits from 3 double bedrooms, 2 en-suites, spacious living accommodation, courtyard garden and we highly recommend an internal inspection.

## POINTS OF INTEREST

- *18th Century Grade II Listed*
- *Edge of Hereford Cathedral*
- *3 double bedrooms, 2 en-suites*
- *City Centre location*
- *Spacious living accommodation*
- *Must be viewed - No onward chain.*



## ROOM DESCRIPTIONS

### Ground Floor Entrance door leading to

#### Entrance Hall

with tiled floor, wooden spiral staircase leading to the first floor and cellar, window to front, radiator, gas central heating thermostat, door to downstairs WC and opening in to the

#### Open-plan Living Area/Kitchen

with tiled floors throughout, two radiators within the living area, window to front with view over the Cathedral and window to rear.

Dining Area has the tiled floor continuing, two radiators, window to the front with views to the Cathedral, opening into the

Kitchen with fitted base units, ample wooden work surfaces, stainless steel sink with double drainer, double electric oven, space for freestanding fridge/freezer and under counter space for dishwasher, four-ring hob with two electric and two gas rings and door to passage way with access door on to the front and with access into the rear courtyard.

#### Downstairs WC

with low-flush WC, wash hand basin with storage under, tiled floor, radiator, window and built-in storage cupboard with sliding door.

#### First floor Sitting Room

with fitted carpet, two windows to the rear and three windows looking out to the front aspect with Cathedral views.

Stairs leading up and door to the

#### Master Bedroom

with fitted carpet, skirting heating, two windows to the front again with beautiful Cathedral views, a mix of built-in wardrobes and door to En-Suite with corner shower cubicle and mains fitment shower head, two wash hand basins, window, fitted carpet and opening to low-flush WC and bidet with storage and window.

#### Second Floor Landing

with fitted carpet, window overlooking the Cathedral and door leading in to the

#### Bedroom 3

with fitted carpet, triple-aspect windows with one to the rear, one to the side and two with fine views looking out on to the Cathedral, two radiators, WC with low-flush WC, wash hand basin with tiled splashback, fitted carpet and radiator.

#### Study Area

with fitted carpet, two windows with Cathedral views, radiator and built-in storage cupboard.

#### Bedroom 2

with fitted carpet, built-in wardrobe, radiator, window and door to En-Suite with panelled bath, wash hand basin, radiator, fitted carpet and window.

#### Cellar

Comprising two rooms :-

Utility Room with plumbing for washing machine, housing the water tank, boiler and door opening in to the

Barrel Vaulted Cellar which is a unique feature.

#### Outside

A courtyard garden is accessed via a side passage from the front or from the kitchen.

#### Services

Mains water, electricity and drainage are connected. Telephone (subject to transfer regulations). Gas fired central heating.

#### Outgoings

Council tax band E payable 2024/25 £2820.09. Water and drainage rates are payable.

#### Tenure and possession

Freehold with vacant possession on completion.

#### Directions

Proceed from the Flint & Cook office on Broad Street, head towards King Street and straight over in to Palace Yard where the property is situated on the right-hand side overlooking the Cathedral.

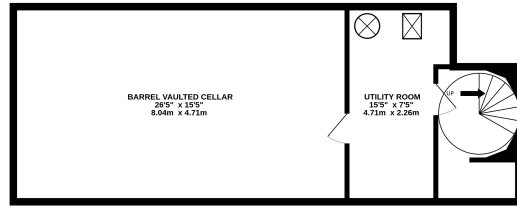
#### Viewing

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

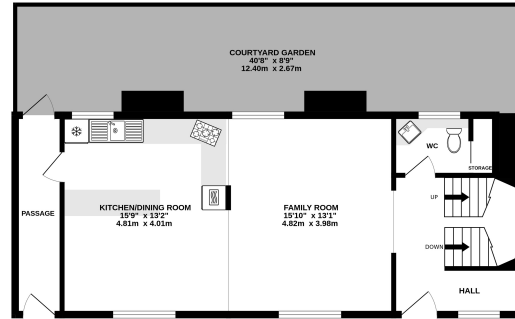
#### Money laundering

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

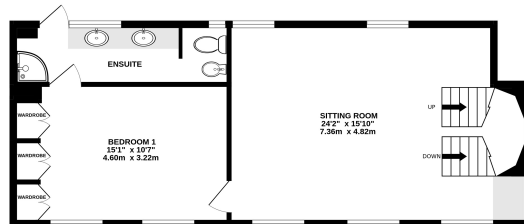
CELLAR



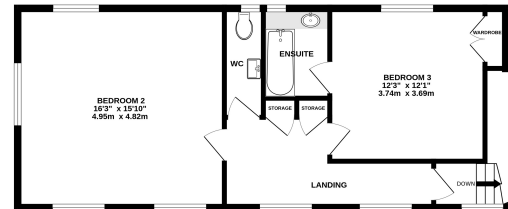
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2454 sq.ft. (228.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(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		
	55	75
England, Scotland & Wales		
		EU Directive 2002/91/EC