

FOR
SALE



39 York Road, Bromyard HR7 4BG

£270,000 - Freehold

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PROPERTY SUMMARY

Conveniently situated in a popular residential locality an excellent modern detached house with 2 reception rooms, breakfast-kitchen, conservatory, 3 bedrooms (1 en-suite) and lovely rear garden.

POINTS OF INTEREST

- *Excellent detached house*
- *3 Bedrooms, 1 en-suite*
- *Breakfast-kitchen, conservatory*
- *Gas central heating, double glazing*
- *Popular residential locality*
- *Lovely rear garden*



ROOM DESCRIPTIONS

Porch

With uPVC entrance door, window, tiled floor, door to

Entrance hall

Wood-effect flooring, radiator, staircase to first floor, door to

Downstairs WC

Low flush WC, wash hand basin, radiator, window and vinyl floor covering.

Splendid lounge

Feature fireplace with oak mantel, slate hearth and fitted wood-burning stove, wood-effect flooring, 2 radiators, window to front, door to kitchen and double doors to the

Dining room

A useful room currently used as a study, but could easily be an occasional bedroom or dining room, with door and window to the kitchen (currently not in use), window, carpet, wall lights, radiator, double doors to the

Conservatory

A superb sunny room with all-round double-glazed windows on a brick base, tiled floor, radiator, curtain poles, and double doors to the rear garden.

Breakfast-kitchen

Range of units with worksurfaces, window unit with mixer tap, Range Cooker (7-burner gas hob and electric ovens) with tiled splashback and overhead extractor, space for fridge/freezer, space with plumbing for washing machine and dishwasher, upright chrome-effect radiator, window overlooking the rear garden, ample space for breakfast/dining table, door to

Rear entrance hall

Large understairs storage area, useful coat hooks, vinyl floor covering, external door to

Covered side porch

Brick-built and open access to the rear and with wooden door to the front.

Staircase leads from the Entrance Hall to the

Landing

With access hatch to loft space and storage cupboard.

Bedroom 1

A spacious room with fitted carpet, 2 radiators, access hatch to loft space, 2 windows to the rear and door to the En-suite Shower Room with jacuzzi style bath and overhead shower fitment, tiled surround, low flush WC, vanity sink unit with storage under, heated towel rail, radiator, tile effect floor covering and window to side.

Bedroom 2

Fitted carpet, radiator, recessed shelving and window to side.

Bedroom 3

Fitted carpet, radiator, window to front.

Bathroom

Suite comprising panelled bath with tiled surround and mains shower over with glass screen, pedestal sink with tiled splashback and wall mirror over, low flush WC, vinyl floor covering, radiator and airing cupboard with slatted shelving and also housing the gas fired central heating boiler.

Outside

The property is approached via 3 steps from York Road, with a gravelled path to the front door, which continues across the front of the property. There are retaining boards topped with a trellis fencing, well-stocked borders including Jasmine and climbing rose, and a mature cherry blossom tree. Outside light.

The gravelled path continues to the rear of the property, with brick wall and raised paved patio area. Steps lead to the lawned garden with mature borders, silver birch and cherry blossom trees, a wildlife pond and garden shed. The garden is fully enclosed by fencing and hedging for privacy. Garden shed. Garden tap.

To the side of the property is a useful wood store.

Services

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

Outgoings

Council tax band C payable 2023/24 £2055.96

Water and drainage - metered supply

Money laundering regulations

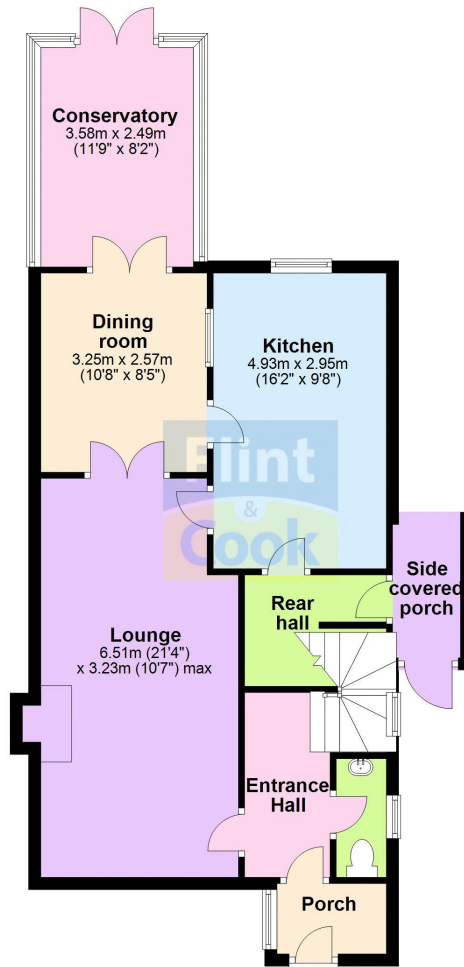
Prospective purchasers will be required to provide identification, address verification and proof of funds at the time of making an offer.

Directions

What3words ///shots.exhaling.bounty

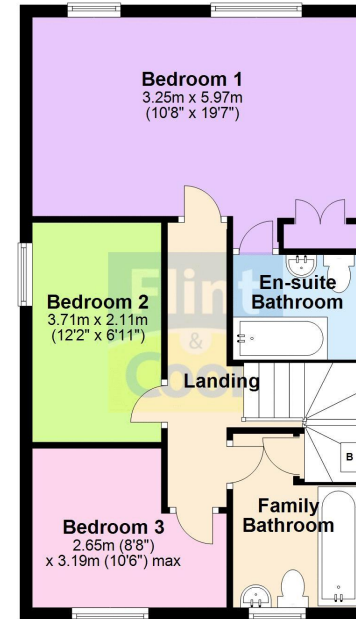
Ground Floor

Approx. 70.7 sq. metres (760.6 sq. feet)



First Floor

Approx. 53.5 sq. metres (575.7 sq. feet)



Total area: approx. 124.2 sq. metres (1336.3 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		