



**Ryecroft, Ryelands Street, Hereford HR4 0LA**

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Hill and  
Walshe**  
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## Ryecroft, Ryelands Street, Hereford HR4 0LA

A deceptively spacious, well presented three bedroom semi detached character town house with many original features, comprising; entrance hall, cloakroom, open living/snug/dining room, three bedrooms, separate WC, family bathroom, garden front and extremely large rear and off road parking.

**£350,000**



### Situation and Description

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

### OVERVIEW

A deceptively spacious, well presented three bedroom semi detached character town house with many original features, comprising; entrance hall, cloakroom, open living/snug/dining room, three bedrooms, separate WC, family bathroom, garden front and extremely large rear and off road parking. Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

In more detail the property comprises:

Double glazed front door at the front elevation leads to:

### Canopy Entrance Porch

Door leads to:

### Entrance Hall

Having fitted carpet, ceiling light point, two side panel windows either side the door with obscured glass, and under stairs storage cupboard.

Door to:

### Cloakroom

With wash hand basin with mixer tap over, consumer box, obscured glass window to the side elevation, low level WC, and ceiling light point.

### Open Living Snug/Dining Room

Dining area: 3.35m x 4.16m (11' 0" x 13' 8")

Having double glazed bay window to the front elevation with shutters, picture rail, LVT flooring, open fireplace, ceiling light point, and radiator.

Opening through to:

Lounge Area: 3.7m x 3.35m (12' 2" x 11' 0")

Having two recesses either side of the chimney breast, picture rail, double glazed window to the rear elevation overlooking large rear garden, radiator, carpet flooring, wealth of power points, TV point, telephone point and ceiling light point.

### Kitchen/Utility Room

2.5m x 5.0m (8' 2" x 16' 5")

With fitted kitchen with wall and base units, wealth of roll top working surfaces, Beko electric oven, Logik electric induction hob, and Cooke and Lewis cooker hood over.

Opening through to:

Extended Area;

Space and plumbing for dishwasher, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, stainless steel single bowl sink with drainer with mixer tap over, Navien combi central heating boiler, double glazed obscured glass door to the side elevation, double glazed window to side elevation, and double glazed window overlooking the rear garden.

Stairs with fitted carpet leads to:

### FIRST FLOOR

#### Landing

With double glazed window to the side elevation, loft access, radiator, ceiling light point and fitted carpet.

#### Separate WC

With low level WC, Lino flooring, double glazed obscured glass window to the side elevation, wash hand basin with mixer tap over and ceiling light point.

#### Bedroom 1

4.2m x 3.0m (13' 9" x 9' 10")

Having double glazed bay window to front elevation, ceiling light point, central heating radiator, carpet flooring, built-in fitted wardrobes, TV , point and open feature fireplace.



### Bedroom 2

3.65m x 3.2m (12' 0" x 10' 6")

Having recess around chimney breast, feature open fire, carpet flooring, radiator, ceiling light point, TV and telephone point, power points and double glazed window overlooking the rear garden.

### Bedroom 3

2.9m x 2.5m (9' 6" x 8' 2")

With radiator, double glazed window to the rear elevation, carpet flooring and ceiling light point.



### Bathroom

Having Lino flooring, wash hand basin with hot and cold tap, double glazed obscured glass window to the front elevation, large bath with hot and cold tap, electric shower unit over, swivel glass screen over the bath, tiled walls, extractor fan, ceiling light point, and large chrome towel radiator.

### OUTSIDE

The property is approached from the front onto an off road concrete pad parking area, with a small stone area with shrubbery and in all is low maintenance. A wooden side gate allows access down the side of the property to the rear garden. The rear garden is very large and is approximately 12 meters wide and 30 meters in length at the widest points. There are a selection of trees and shrubs, and is predominantly laid to lawn and the boundary is part brick walling, fencing and hedging.

### Directions

From Hereford City proceed west onto A438 Whitecross Road, turn left onto Ryelands Street and the property can be found on left hand side as indicated by the Agents For Sale board. For those who use "What3words" ///snug.scout.speeds

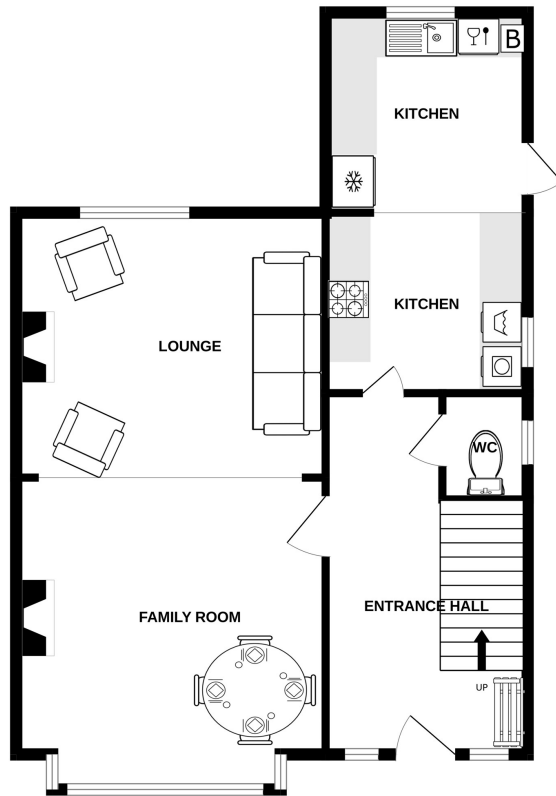
### Services

All mains services are connected to the property.

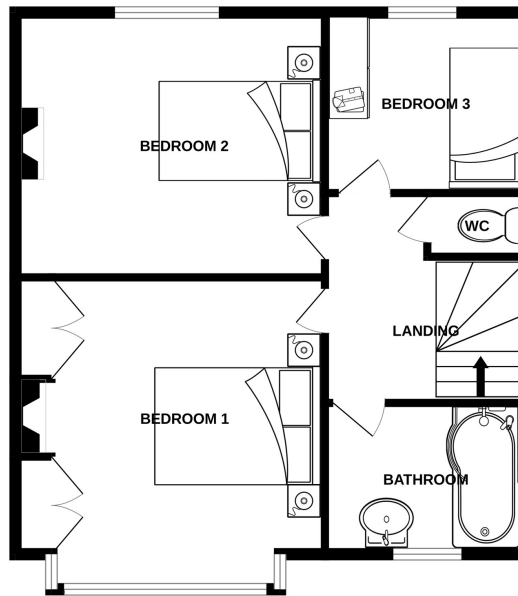
### Tenure

Freehold

GROUND FLOOR



1ST FLOOR



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