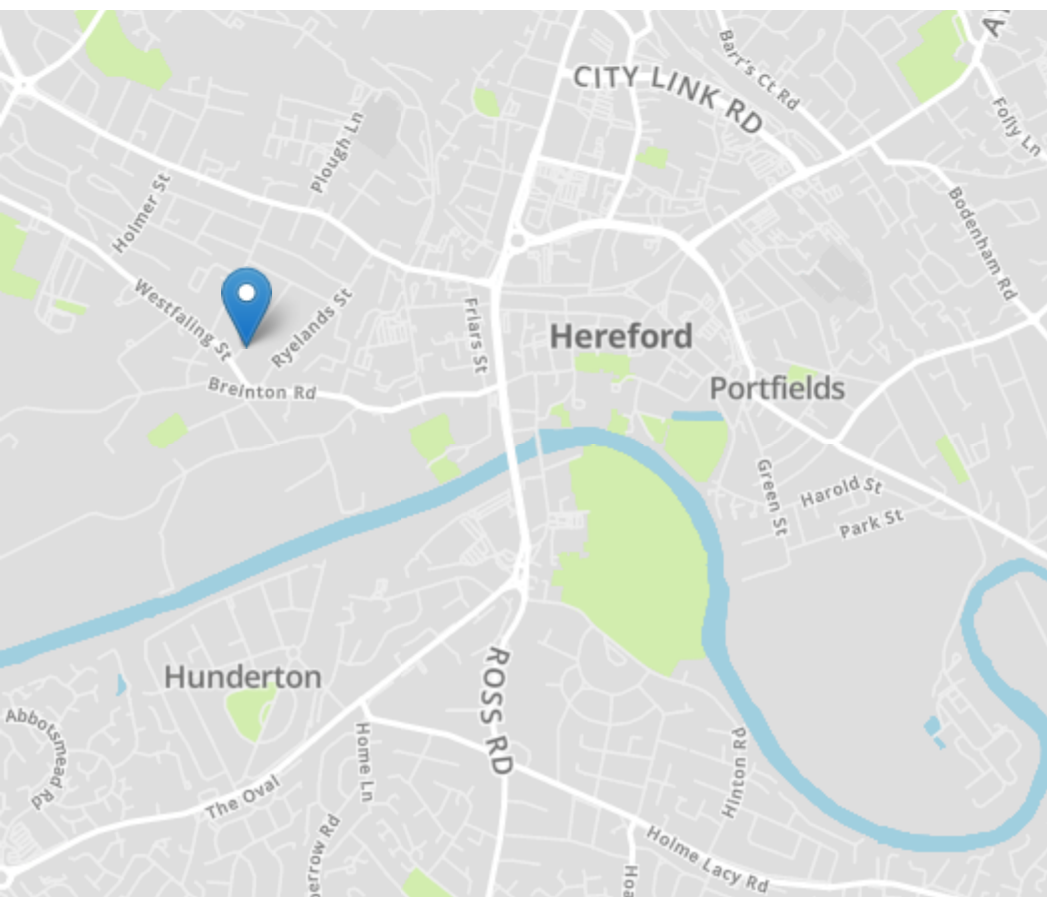




## DIRECTIONS

From Hereford City proceed west onto Barton Road continuing onto Breinton Road the Westfaling Street, turn right onto Stanhope Street and the property can be found on the right hand side as indicated by Stooke Hill and Walshe For Sale Board. For those who use "What3words"///edgy.fade.crash



## GENERAL INFORMATION

### Tenure

Freehold

### Services

All mains services are connected to the property

### Outgoings

Council tax band 'D'

### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	69	81
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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.

75 Stanhope Street  
Hereford HR4 0HA

£360,000



• 6 bedroom HMO • Off road parking & car port. • 4 bathrooms • Ideal investment • 8.4% YIELD

Hereford 01432 343477

Ledbury 01531 631177



## OVERVIEW

A 6 bedroom HMO house of multiple occupancy on two floors with communal hall, communal shower/wet room, communal lounge, communal kitchen/dining room, and 2 bedrooms with en-suites all on the ground floor, 4 further bedrooms (one having en-suite) and 3 sharing communal bathroom to the first floor, off road parking and rear garden. Situated in a very popular residential location only a few streets away from local amenities, but within walking distance from the heart of Hereford City where the cinema, theatre, shops and restaurants are only a short walk away. Less than a mile away is the train station and two hospitals, schools, supermarkets, leisure centre, racecourse, out of town retail parks and park walks.

In more detail the property comprises:

Double glazed door at the the side elevation leads to:

### Communal Hall

With tiled floor, carpet flooring, ceiling light point, interlink smoke alarm system, relevant fire doors, and radiator.

### Communal Shower/Wet Room

With tiled floor, spot lights, extractor fan, fully tiled walls, low level WC, chrome towel radiator, mains shower unit, 2 glass screens, extractor fan, wash hand basin with mixer tap over, and wall mounted vanity storage cupboard.

### Communal Lounge

4.4m x 5.9m (14' 5" x 19' 4")  
With carpet flooring, 2 ceiling light points, 2 wall light points, radiator, TV point, telephone point, electric feature fire, double glazing sliding door to rear garden, and double glazed window to the rear garden.

### Communal Kitchen/Dining Room

4.4m x 5.7m (14' 5" x 18' 8")  
With lino flooring, spotlights, understairs storage cupboard, access through to a recess where there is space for a fridge-freezer; space for a large dining table; fitted wall and base units with doors and drawers; 1.5 stainless steel sink and drainer with mixer tap over; 4 ring gas burner hob, cooker hood over; chest height Belling electric oven; two double glazed windows to the side elevation; radiator, loft hatch above; and door to central heating boiler/immersion heater cupboard.

### Hallway

Having lino flooring, wealth of power sockets, 2 wall light points, interlink fire alarm system, radiator, consumer unit, double glazed windows to front and side elevation, and space for housing some white goods.

### Ground Floor Room 2

4.0m x 3.4m (13' 1" x 11' 2")  
With double glazed window to the side elevation; carpet flooring; radiator; and ceiling light point.  
Access to:

### En-Suite

With wash hand basin, low level WC, shower cubicle with mains shower; chrome towel radiator; double glazed window to the side elevation; extractor fan; shaver point; light point; and fully tiled.

### Ground Floor Room 1

4.5m x 2.8m (14' 9" x 9' 2")  
With carpet flooring, ceiling light point, double glazed window into bay to the front, and radiator.  
Door to:

### En-Suite

Being fully tiled, double glazed window to the side, extractor chrome towel radiator, low level WC, wash hand basin, shower cubicle with mains shower unit, shaver point, wall mounted light and spot lights.

From the communal hall a fitted carpet staircase leads to:

## FIRST FLOOR

### Landing

With double glazed window to the side elevation, radiator and ceiling light point.

### First Floor Room 3

3.0m x 4.8m (9' 10" x 15' 9")  
With radiator, double glazed window to the rear elevation with far reaching views towards Hereford Cathedral and open countryside, carpet flooring, ceiling light point, and a wealth of power points, TV and internet point.  
From the landing a door leads to:

### Communal Bathroom

Being fully tiled, double glazed obscured glass window to the side elevation, extractor fan, spot lights, large bath with mixer tap over, chrome towel radiator, soft close vanity wash hand basin, with mixer tap over, separate shower cubicle with sliding glass door and mains shower unit.

### First Floor Room 4

2.5m x 3.7m (8' 2" x 12' 2")  
With carpet flooring, ceiling light point, power points, TV point, radiator, and double glazed window to the side elevation.

### First Floor Room 5

3.9m x 2.4m (12' 10" x 7' 10")  
Carpet flooring, ceiling light point, fitted wardrobes, power points, TV point and double glazed windows to the side elevation.

### First Floor Room 6

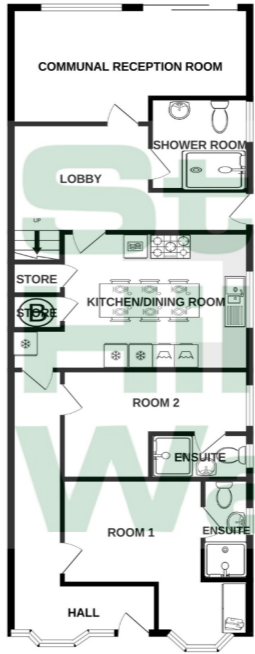
5.8m x 4.15m (19' 0" x 13' 7")  
With carpet flooring, 2 ceiling light points, 2 double glazed windows to the front elevation, radiator, built-in storage, TV point, and power points.  
Door to:

### En-Suite

Having tiled floors and walls, mains shower in cubicle, chrome towel radiator, wash hand basin with mixer tap over, low level WC, extractor fan, spot light, shaver point and wall light points.

GROUND FLOOR

1ST FLOOR



Made with Metropix 02025

## OUTSIDE

75 Stanhope Street, was originally a house, then over time has been extended at the rear and we believe it was once a shop at some point, and over time back to a residential house and now a HMO. At the front elevation there are two bay fronted windows which form the internal hallways and a front door to the property, this is approached from the street through a personal entrance with brick and iron railings forming the boundary which leads to the front door. At the side of the property there is a large concrete driveway/parking area which is covered over by a carport and is half attached to the neighbouring property and also has a recessed wooden gate set back off the road. There is an outdoor tap and power, and from here fencing either side of the property creating the boundary. At the rear of the property there is a double width slabbed path across the rear of the property creating, a small patio area, and in turn opens onto a lawned garden area with a path and fencing either side. There is a storage shed, trees and shrubbery and the boundary is brick walling at the rear of the garden belonging to the property.

## AGENTS NOTE:

In the middle of the garden there is a ESS, National Grid have a right of access to maintain this electrical station which is fenced off for safety and has a locked gate.

## CURRENT HMO RENTS as of 11/02/25

This property is a registered HMO and is currently achieving £32,220. Per Annum. 8.4% YIELD to prospective investors.



## At a glance...

✔ Communal Lounge 4.4m x 5.9m (14' 5" x 19' 4")

Communal Kitchen/Dining Room 4.4m x 5.7m (14' 5" x 18' 8")

✔ Ground Floor Room 1. 4.5m x 2.8m (14' 9" x 9' 2")

✔ Ground Floor Room 2. 4.0m x 3.4m (13' 1" x 11' 2")

First Floor Room 3. 3.0m x 4.8m (9' 10" x 15' 9")

First Floor Room 4. 2.5m x 3.7m (8' 2" x 12' 2")

First Floor Room 5. 3.9m x 2.4m (12' 10" x 7' 10")

✔ First Floor Room 6. 5.8m x 4.15m (19' 0" x 13' 7")

## And there's more...

- ✔ Popular residential area
- ✔ Close to local amenities
- ✔ Walking distance to City centre