

FOR
SALE



104 Ryelands Street, Hereford HR4 0LD

£550,000 - Freehold

22, Broad Street, Hereford, HR4 9AP 01432 355455 hereford@flintandcook.co.uk

PROPERTY SUMMARY

Situated in this sought after residential location, an extended four/five bedroom detached house offering immaculately presented and flexible accommodation throughout. Having been renovated throughout to a high standard, the property makes an ideal family home and is being sold with the added benefit of no onward chain!

Comprising of a spacious entrance hall with two receptions and a fantastic kitchen/dining space off it with utility/boot room, downstairs W/C to the ground floor, a staircase leads down to the converted cellar offering a 5th bedroom/snug space and staircase leading to the first floor with three double bedrooms, ample storage and a luxurious bathroom, a further staircase leads to the converted attic offering a further double bedroom with en-suite shower. To the rear there is a great sized garden offering space for all the family. A viewing is highly recommended.

POINTS OF INTEREST

- *4/5 Bedroom detached house*
- *Popular residential location*
- *Immaculately presented throughout*
- *Flexible accommodation throughout*
- *No onward chain!*
- *Ideal family home, must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With canopy entrance porch and entrance door leading into

Spacious entrance hall

With exposed wooden floorboards, ample space for coat and shoe storage, nest central heating thermostat, two cast iron radiators, small cupboard housing the under floor heating manifold, two ceiling light points, stairs leading up with fitted carpet runner and stairs leading down, with doors of to

Lounge

With fitted carpet, ceiling light point, double glazed bay window to the front aspect with fitted shutter blinds, cast iron radiator, feature wood burning stove with stone hearth, bespoke cabinetry to either recess.

Snug/playroom

A flexible space currently utilised as a playroom/snug flowing through to the kitchen/dining room with fitted carpet, recess spotlights, two cast iron radiators and opening into the

Impressive kitchen/dining room

This stunningly designed kitchen features custom-built wall and base units, a striking contrasting island with a breakfast bar, a Belfast sink, a bin drawer, a dishwasher, and space for a wine or drinks fridge. There's also a convenient coffee station cupboard with a bi-folding door. The kitchen is equipped with a Rangemaster cooker, complete with a 5-ring gas hob, oven beneath, and a warming plate. Additionally, there's a ceramic 1.5-bowl sink and drainer unit, along with a spacious in-built pantry cupboard offering fitted shelving and drawers. The kitchen also provides ample space for an American-style fridge freezer. Recessed spotlights and three pendant lights enhance the atmosphere, while the tiled floor with underfloor heating adds warmth and comfort. The space seamlessly opens into the dining area, with natural light pouring in from two Velux windows and bi-folding doors leading out to the rear garden. Extra storage is available, and the layout flows effortlessly into the second reception room.

Utility/boot room

With fitted base units and further full height cupboard housing both the washing machine and tumble dryer, solid wood work surfaces, Belfast sink, picture double glazed window overlooking the rear garden, velux windows stable door out to the rear, ample space for coats and shoes, tiled floor with underfloor heating and separate thermostat.

Downstairs W/C

With low flush w/c, wash hand basin, double glazed window, recess spotlights, tiled floor with under floor heating and thermostat.

Carpeted stairs lead down from the entrance hall to the

Bedroom 5/snug

A beautifully converted space offering flexible use as either a 5th bedroom, home office, cinema room or snug with wood effect flooring, recess spotlights, two double glazed opening windows, two fantastic storage cupboards, radiators and a further storage cupboard housing the gas central heating boiler and fuse box.

First floor landing

With fitted carpet, double glazed window with fitted shutter blinds, radiator, staircase leading to the second floor and doors to

Bedroom 1

With fitted carpet, ceiling light point, two wall lights, feature fireplace, radiator and double glazed window with views of the rear garden.

Bedroom 2

With fitted carpet, ceiling light point, radiator, double glazed window, feature fireplace and bespoke fitted double wardrobe.

Bedroom 3

With fitted carpet, ceiling light point, double glazed window to the front south east facing aspect allowing for plenty of natural sunlight in the mornings, radiator and feature fireplace.

Bathroom

A luxurious bathroom with feature roll top bath, double width walk in shower with glass sliding door and tiled surround, vanity sink unit with his and hers sinks and ample storage below, low flush w/c, two fitted chrome towel rails, large built in airing cupboard, recess spotlights, LVT flooring and double glazed window.

Second floor landing

With recess spotlight, ceiling light point, double glazed window with fitted shutter blinds, a small storage cupboard, further storage cupboard with ample storage space which has light and has been boarded, a door then leads into

Bedroom 4 with en-suite

A beautifully decorated bedroom with fitted carpet, a large double glazed window with view across the garden, radiator, bespoke fitted cupboards, recessed spot lights and door into

En-suite shower room

With fitted shower cubicle, mains shower fitment rainfall shower head over with tiled surround, low flush w/c, vanity with hand basin with tiled splash back, heated towel rail, velux window, recess spotlights and LVT flooring.

Outside

To the front a small stoned courtyard bordered with hedging and enclosed by brick walling with side access gate and steps leading to the front door.

To the rear a great sized family garden with a paved patio area perfect for entertaining leading off the open plan kitchen/dining space with outside lights and power points with paved pathway leading to a stoned pathway with the side access gate. Wooden steps leading up to the remainder of the garden which is mostly laid to lawn enclosed by hedging and fencing with a gate leading to a smaller space with two raised veg beds and great sized wooden storage shed.

Services

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

Outgoings-

Council tax band D - £2,449 for 2025/2026

Water and drainage rates are payable.

Viewings-

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

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Money Laundering Regulations-

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

Directions

Proceed from the Flint & Cook office via King Street, heading to the traffic lights, proceeding straight over towards Barton Road, proceed over the bridge into Breinton Road and take the first right turning into Ryelands Street, the property is then situated a short distance down on the left hand side.



These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Any plans provided by the agents and/or with the sales particulars are intended for guidance purposes only; we cannot guarantee the accuracy and scale of any plans, and they do not form any part of the sales contract. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

Flint & Cook Privacy Statement: We take your privacy very seriously. Your data will not be shared with any other parties without your express permission. Our Data protection Policy can be read in full on the Flint & Cook website, www.flintandcook.co.uk

| Energy Efficiency Rating | | | |
|---|---------|-----------|--|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | |
| (92+) A | | 80 | |
| (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

