

FOR
SALE



98 Ryelands Street, Hereford HR4 0LD

£425,000 - Freehold

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

PROPERTY SUMMARY

A superb four bedroom semi detached house situated in this sought after residential location a short walk from Hereford City Centre. Offering spacious accommodation throughout, making an ideal family home. The property benefits from being sold with no onward chain. A viewing is highly recommended.

POINTS OF INTEREST

- *Popular residential location*
- *Sold with no onward chain!*
- *Four double bedrooms, one en-suite & one shower room*
- *Spacious accommodation over 3 storeys*
- *Ideal family home!*
- *Must be viewed!*



ROOM DESCRIPTIONS

Ground floor

With part glazed entrance door leading into the

Entrance hallway

With exposed wooden floorboards, radiator, ceiling light point, stairs leading up with fitted carpet runner, central heating thermostat, door leading down to the cellar and doors leading to

Living room

With exposed wooden floorboards, double glazed bay window to front with fitted shutter blinds, feature woodburning stove with marble surround and tiled hearth, coving and picture rail, radiator and feature ceiling light.

Dining room

With fitted carpet, picture rail, radiator, feature fireplace, double glazed sash windows with fitted shutter blinds and door into the

Open plan Kitchen/living/dining room

Fitted with matching wall and base units, ample work surfaces, Belfast sink, fitted island, range master cooker with 5 ring gas hob and electric oven below, integrated dishwasher, space for American style fridge/freezer. Ample space for both dining and living with wooden flooring, feature cast iron radiator and further radiator, bi-folding doors opening out to the rear garden, two velux windows, feature ceiling light point and door into the

Utility room

With fitted cupboards, wood effect flooring space and plumbing for washing machine and dishwasher, with door leading to the front.

First floor landing

With fitted carpet, ceiling light point, stairs leading to the second floor and doors to

Bedroom 1

With exposed wooden floorboards, double glazed sash window, feature fireplace, radiator, ample space for wardrobes and door into

En-suite bathroom

Three piece suite comprising panelled bath with shower over and tiled surround, low flush w/c, pedestal wash hand basin, double glazed window, radiator, heated towel rail, large airing cupboard with gas central heating boiler and further storage cupboard with fitted shelving.

Bedroom 2

With feature fireplace, double glazed bay window to the front aspect with fitted shutter blinds, exposed wooden floorboards, ceiling light point, radiator.

Shower room

A modern fitted shower room with large walk in shower, rainfall shower head over and panelled surround, pedestal wash hand basin, w/c, cast iron radiator, double glazed window

Second floor landing

With fitted carpet, double glazed window, loft hatch and doors to

Bedroom 3

With exposed wooden floorboards, double glazed bay window to the front, three ceiling light points, radiator and ample space for wardrobes.

Bedroom 4

With exposed floorboards, ceiling light point, radiator, double glazed sash window to the rear aspect.

Cellar

With light, power, ample storage space and potential scope for conversion.

Outside

To the rear, bi-folding doors open out into a paved patio area creating a fantastic entertaining space with the remainder of the garden laid to lawn and enclosed by fencing and brick walling. To the front a small stoned courtyard with concrete path leading to the front door and utility access door.

Directions

From Hereford City Centre, proceed west out of Hereford along Whitecross Road heading past Sainsbury's, taking the left hand turning for Ryelands Street, at the mini roundabout continue straight over heading towards the top of the road where the property is situated on the right hand side.

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.



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