

FOR
SALE



35 Yarlington Mill, Belmont, Hereford HR2 7UB

£310,000 - Freehold

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PROPERTY SUMMARY

Peacefully situated on the southern outskirts of the city, a impressive 4 bedroom extended semi offering ideal family accommodation. The property, which is in immaculate decorative order throughout has the added benefit of gas central heating, double glazing, ensuite shower room, attractive rear garden, garage and driveway and to fully appreciate this property we thoroughly recommend an internal inspection.

POINTS OF INTEREST

- *Outskirts of the city*
- *Impressive 4 bedroom extended semi*
- *Lounge, kitchen/diner, conservatory & utility*
- *Ensuite shower room*
- *Ideal family home*
- *Ideal family home, must be viewed!*



ROOM DESCRIPTIONS

Canopy Porch

With meter cupboards and partially double glazed door to the

Reception Hall

With laminate flooring, radiator, central heating thermostat, carpeted staircase to the first floor and glazed panelled door through to the

Lounge

With laminate flooring, double radiator, coved ceiling, double glazed window to the front aspect, feature fireplace with hearth, display mantel and electric pebble effect fire, dimmer control and glazed panel door to the

Kitchen/Dining Room

Kitchen Area

With a range of wall and base cupboards, ample work surfaces with tiled splash backs, under cupboard lighting, laminate flooring, single drainer sink unit with mixer tap over, double glazed window overlooking the rear garden, recessed spotlighting, built in dishwasher and single oven, 4 ring gas hob with extractor hood over.

Dining Area

With laminate flooring, coved ceiling, under stairs store cupboard, double radiator, door to the utility room and double glazed sliding patio door to the

Conservatory

Of brick and uPVC construction with laminate flooring, power points, roller blinds, opening window vents, TV aerial point and door out to the patio and garden.

Utility Room

With single bowl sink unit with mixer tap, work surface with cupboards below and space and plumbing for a washing machine and tumble drier, space for an American style fridge freezer, eye level store cupboard, tiled floor, double radiator, coved ceiling, recessed spotlighting, double glazed window and door to the rear garden, internal door to the garage and door to the

Downstairs Cloakroom

With low flush WC, wash hand basin with tiled splashback, ladder style radiator, tiled floor, double glazed window with blind and coved ceiling.

First Floor Landing

With fitted carpet, access hatch to the loft space, built in airing cupboard and doors to

Bedroom 1

An impressive room with fitted carpet, double radiator, double glazed window to the front aspect, a range of fitted wardrobes, access hatch to loft storage space and door to the

Ensuite Shower Room

With a corner shower unit with glazed sliding doors, low flush WC, vanity wash hand basin with store cupboards below, touch light mirror, ladder style towel rail/radiator, double glazed window, recessed spotlighting, coved ceiling, extractor fan and laminate flooring.

Bedroom 2

With fitted carpet, radiator, double glazed window to the front aspect, space for wardrobes.

Bedroom 3

With fitted carpet, radiator, double glazed window to the rear and a range of fitted wardrobes.

Bedroom 4

With fitted carpet, radiator, double glazed window to the front aspect.

Bathroom

With suite comprising a panelled bath with hand grips, tiled surround, shower fitment and glazed screen, vanity wash hand basin with storage below, low flush WC, wall mounted store cupboard, double glazed window, extractor fan, ladder style towel rail/radiator and tiled floor.

Outside

To the immediate rear of the property there is a paved patio providing the ideal entertaining space with steps then leading on to the main garden which is attractively laid to lawn, well enclosed by fencing for privacy and with a further decked area which allows access to the

Summer House

With glazed windows with roller blinds, power points, double doors and offering the perfect garden retreat.

To the front of the property there is a lawned garden with a driveway to the side providing ample off road parking which leads to the

Garage

With up and over door, power and light, ample storage space, internal door to the utility room and scope to convert into extra living accommodation (subject to the necessary consent).

Services

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

Outgoings

Council tax band C - £2,140 payable for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Belmont Road, at the Tesco roundabout turn left on to Southolme Road, left at the mini roundabout and then first left again into Yarlington Mill.

Viewing Arrangements

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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