

FOR
SALE



19 Holmfirth Close, Belmont, Hereford HR2 7UG

£170,000 - Freehold

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

PROPERTY SUMMARY

A well maintained modern end terraced house situated in a quiet cul-de-sac about 1 mile south of Hereford City centre providing the perfect investment opportunity with tenant in situ or as an ideal starter home. The property has the added benefit of gas central heating, double glazing, conservatory, attractive rear garden, 2 car parking spaces and we strongly recommend an internal inspection.

POINTS OF INTEREST

- *Modern end terraced house*
- *1 Bedroom*
- *Investment opportunity*
- *Ideal starter home*
- *Tenant in situ*
- *Good decorative order throughout*
- *Gas central heating & double glazing*
- *Conservatory & garden*
- *Off-road parking*
- *Must be viewed!*



ROOM DESCRIPTIONS

Entrance Hall

Feature flooring and radiator.

Kitchen

Fitted with wall and base units, black granite effect worksurfaces, sink and drainer with mixer tap, integrated electric oven and 4-ring gas hob, window to the front aspect and wall mounted gas fired central heating combination boiler.

Living Room

Feature woodstrip flooring, useful understairs storage, wall mounted electric fire, uPVC double glazed double doors providing access to the

Conservatory

Fully double glazed, feature woodstrip flooring and patio doors providing access to the rear garden.

Staircase from the Living Room provides access to the

Mezzanine style first floor landing

Useful store cupboard, fitted carpet.

Mezzanine style Bedroom

Fitted carpet, radiator, window to the front aspect.

Bathroom

Suite comprising wash hand-basin and WC, panelled bath with electric shower over, upright heated towel rail, obscure window to the front aspect.

Outside

The front of the property is gravel with decorative paving, with a paved path to the front entrance door and a useful side access to the rear garden which is mainly paved for easy maintenance and also laid with chippings with ornamental shrubs, flowers and trees with a timber garden shed and rear access gate leading to the off-road parking.

Services

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

Outgoings

Council tax band A - payable 2023/24 £1461.04
Water and drainage - metered supply.

MONEY LAUNDERING

To comply with Money Laundering Regulations, prospective tenants will be asked to produce identification documentation at the time of making an application

Viewing

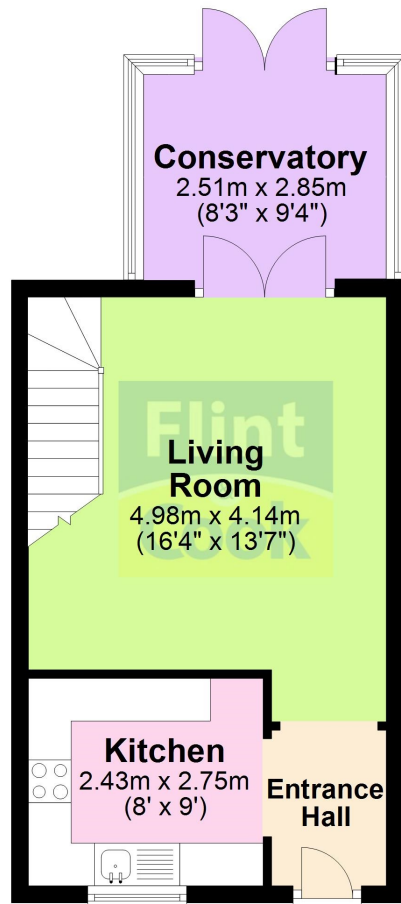
Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

What3words - asking.became.loans

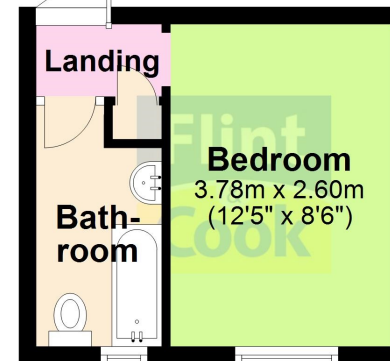
Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



First Floor

Approx. 15.8 sq. metres (170.4 sq. feet)



Total area: approx. 51.9 sq. metres (559.2 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	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		
		86
	68	
England, Scotland & Wales		
EU Directive 2002/91/EC		