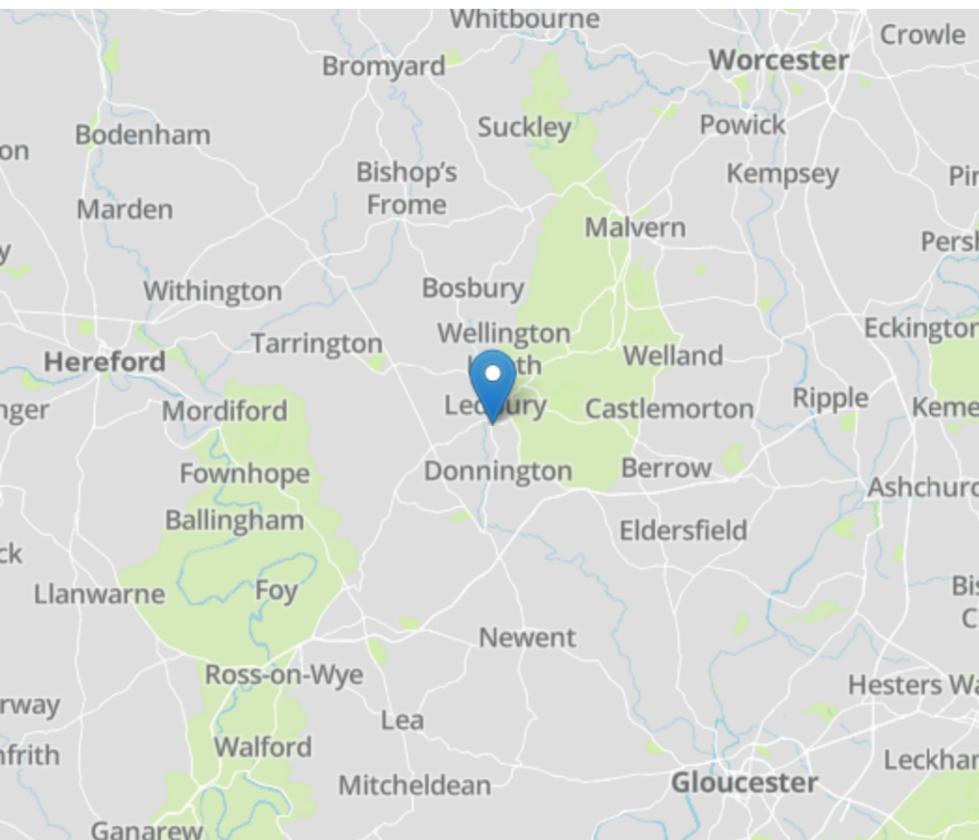




**DIRECTIONS**

From our office continue onto the The Southend, at the roundabout take the second right onto Leaddon Way, at the next round about take the first exit into Kipling Road take the second Left into Skyppe Road where the property can be found on the left hand side.



**GENERAL INFORMATION**

**Tenure**

Freehold.

**Services**

All mains services are connected.

**Outgoings**

Council Tax: Band C

**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+)	<b>A</b>		96
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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.

12 Skyppe Road  
Ledbury HR8 2GZ

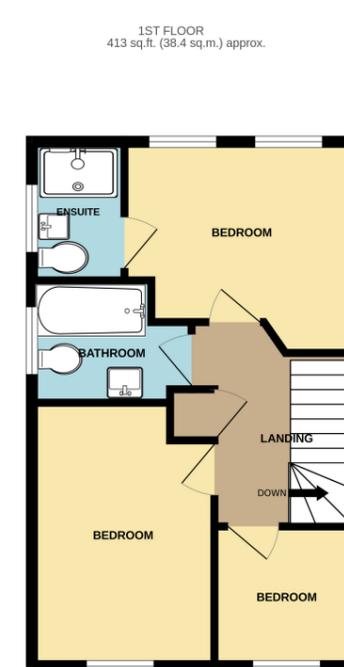
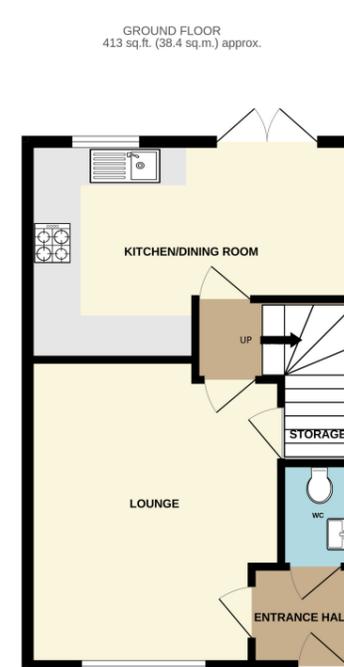
**£270,000**



- Set within the popular Hawk Rise development.
- Well Presented End-Terrace House.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Off Road Parking.

Hereford 01432 343477

Ledbury 01531 631177



TOTAL FLOOR AREA: 827 sq.ft. (76.8 sq.m.) approx.  
Made with Metropix ©2026

## 12 Skyppe Road

### Situation and Description

Skyppe Road is situated within the popular Hawk Rise development out the outskirts of Ledbury town centre. Number 12 offers well presented accommodation throughout to lounge, kitchen/dining room, three bedrooms, two bathrooms, enclosed garden and two allocated off road parking spaces.

In more detail the accommodation comprises:

### Ground Floor

#### Entrance Hall

with radiator, power points, doors to:

#### Cloakroom

with low flush w.c., pedestal wash hand basin, tiled splashbacks, radiator, extractor fan.

### Lounge

10' 7" x 14' 11" (3.23m x 4.55m) with window to front, two radiators, power points, T.V point, door to Understairs Storage Cupboard. Door to:

#### Inner Hall

with stairs to first floor. Door to:

#### Kitchen/Dining Room

15' 11" x 10' 9" (4.85m x 3.28m) with window and double doors to rear opening onto the garden, range of worktops with cupboards and drawers under, inset 1 1/2 bowl stainless steel sink with drainer, built-in four ring gas hob with oven under and stainless steel extractor hood over, integrated fridge/freezer, dishwasher and washing machine, eye level wall cupboards, wall mounted central heating boiler, tiled splashbacks, power points, radiator.

### First Floor

#### Landing

with hatch to roof space, door to Airing Cupboard, power points. Doors to:

### Bedroom One

10' 8" x 9' 5" (3.25m x 2.87m) with two windows to rear overlooking the garden, radiator, power points, sliding door to built-in wardrobe. Door to:

#### En-Suite

with large shower cubicle, low flush w.c., pedestal wash basin, tiled splashbacks, ceiling spot lights, radiator, extractor fan.

### Bedroom Two

8' 1" x 12' 9" max (2.46m x 3.89m max) with window to front, radiator, power points.

### Bedroom Three

6' 8" x 6' 8" (2.03m x 2.03m) with window to front, radiator, power points.

### Bathroom

with window to side, panelled bath, low flush w.c, vanity unity with inset wash hand basin, tiled splashbacks, radiator, ceiling spot lights, extractor fan.

### Outside

#### Approach

The property is approached from Skyppe Road via a tarmac driveway with parking for two cars, well stocked shrub and floral bed. Useful electric charging point.

#### Garden

The rear garden can be access via a wooden side gate and comprises a patio area with adjacent lawn and Garden Shed. The property is fenced on all sides and offers security for both pets and children.



### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.

### At a glance...

- Lounge  
10'7 x 14'11 (3.23m x 4.55m)
- Kitchen/Dining Room  
15'11 x 10'9 (4.85m x 3.28m)
- Bedroom One  
10'8 x 9'5 (3.23m x 2.87m)
- Bedroom Two  
8'1 x 12'9 max (2.46m x 3.89m max)
- Bedroom Three  
6'8 x 6'8 (2.03m x 2.03m)

### And there's more...

- Well presented end-terraced house.
- Three Bedrooms.
- Two Bathrooms.
- Enclosed Garden.
- Off Road Parking.