

FOR
SALE



47 Yazor Road, Hereford HR4 9PT

£260,000 - Freehold

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

PROPERTY SUMMARY

Situated in this popular residential location a. Immaculately presented 3 bedroom semi detached house offering ideal first time buyer/ small family accommodation. The property has the added benefit of a modern fitted kitchen and bathroom, gas central heating, double glazing, garage, off road parking and we highly recommend an internal inspection.

POINTS OF INTEREST

- *Semi detached house*
- *Popular location*
- *Immaculately presented*
- *3 bedrooms*
- *Garage & off road parking*
- *Ideal first time buyer*



ROOM DESCRIPTIONS

Ground floor

Entrance door into

Entrance hall

With mattwell, fitted carpet, carpeted stairs leading up, radiator, useful under stair storage cupboard, ceiling light point, smoke alarm, central heating thermostat and doors to the living room and kitchen/dining room.

Living room

With fitted carpet, double glazed window to the front aspect, ceiling light point, coving, radiator, open fireplace with feature surround and bi-folding doors into the

Kitchen/dining room

A modern kitchen with fitted base units and fitted peninsula with breakfast bar and 4 ring induction job. Integrated appliances to include under counter fridge, washing machine, electric oven and hob, sink unit, useful pantry cupboard, double glazed window to the side aspect, door to the rear garden, wooden effect flooring, recess spotlights. Dining area with ceiling light point, bi-folding doors to the living room, upright contemporary radiator and double glazed doors into the

Conservatory

With wood effect flooring, light and power, double glazed windows and doors to the rear garden.

First floor landing

With fitted carpet, double glazed window to the side aspect, ceiling light point and loft hatch with pull down ladder, doors to

Bedroom 1

With fitted carpet, double glazed window to the front aspect, radiator, double built in wardrobe with sliding mirrored doors and airing cupboard with radiator and fitted shelving.

Bedroom 2

With fitted carpet, coving, radiator, double glazed window to the rear aspect and ceiling light point.

Bedroom 3

Radiator, fitted carpet, double glazed window to the front, ceiling light point and built in cupboard over the bulkhead.

Bathroom

Three piece white suite comprising panelled bath with mains fitment rainfall shower head over and tiled surround, pedestal wash hand basin, low flush w/c, two double glazed windows, chrome heater towel rail, vinyl flooring, recess spotlights and extractor.

Outside

To the front a concrete path provides access to the front door and to the side access gate. The remainder of the front is laid to lawn.

To the rear a low maintenance stoned garden with raised beds, a rear access gate to the off road parking and access door into the garage with light and up and over door to the front. Useful outside tap.

Directions

Proceed west out of Hereford along Whitecross Road, taking the 4th exit at the Monument roundabout onto Yazor Road. Continue along this road heading towards the Grandstand and the property is situated on the left hand side shortly after the left turn for Windermere Road as indicated by the agents for sale board.

Services

All mains services are connected. Gas fired central heating.

Viewing

Strictly by appointment through the Agents, Flint & Cook 01432 355455

Outgoings

Council Tax Band 'C' Amount payable £2,071

Water and drainage are payable.

Money Laundering Regulations

Prospective purchasers are required to provide identification, address verification and proof of funds at the time of making an offer.

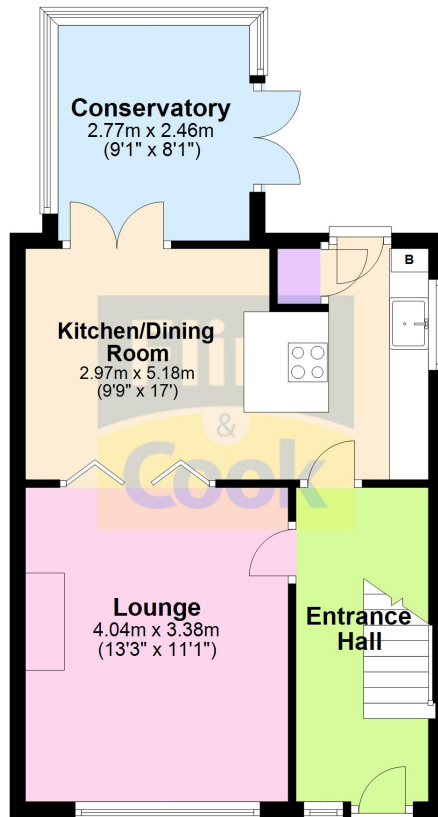
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 2.00 pm

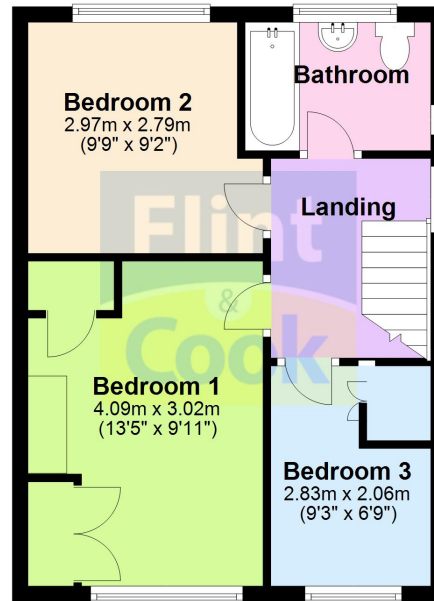
Ground Floor

Approx. 44.4 sq. metres (478.1 sq. feet)



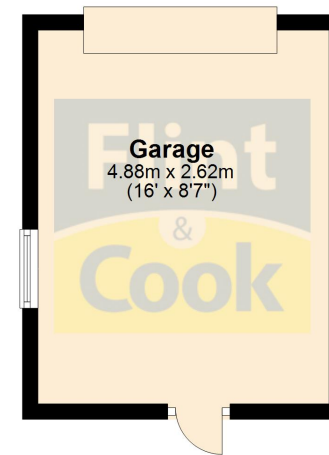
First Floor

Approx. 37.3 sq. metres (401.1 sq. feet)



Second Floor

Approx. 12.8 sq. metres (137.3 sq. feet)



Total area: approx. 94.4 sq. metres (1016.5 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	82
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		