

FOR  
SALE



17 Yazor Road, Hereford HR4 0LZ

£275,000 - Freehold

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## PROPERTY SUMMARY

Situated in this convenient residential location, a well presented three bedroom semi detached house offering ideal first time buyer/family accommodation and being sold with no onward chain. The property which briefly comprises, entrance hall, two reception rooms, modern kitchen, three bedrooms and bathroom to the first floor, garage, driveway parking & an enclosed rear garden. A viewing is highly recommended.

## POINTS OF INTEREST

- *Three bedroom semi detached house*
- *Garage, driveway & gardens*
- *Ideal first time buyer/ family home*
- *No onward chain!*
- *Well presented throughout*
- *Convenient residential location*



## ROOM DESCRIPTIONS

### Ground floor

With double glazed french doors leading into the entrance porch with door leading into the

### Entrance hallway

With fitted carpet, radiator, ceiling light point, double glazed window and carpeted stairs leading up with useful under stair storage cupboard, door then lead into the

### Living room

With wood effect flooring, feature ceiling light, coving, radiator, double glazed bay window to the front aspect, feature wood burning stove and opening into the

### Dining room

With wood effect flooring, radiator, coving, ceiling light point and double glazed french doors to the rear aspect, a door then leads into the

### Kitchen

Fitted with matching wall and base units, ample work surface space, standing electric cooker with induction hob, stainless steel sink and drainer, under counter space for larder fridge, useful pantry cupboard with space and plumbing for a washing machine, radiator, double glazed window, tiled splash back and door into the

### Side passage

With newly installed PVC door leading to the under stair storage cupboard, door into the garage with access door to the front driveway and door to the rear garden.

### First floor landing

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

### Bedroom one

With fitted carpet, radiator, two ceiling light points, large double glazed window to the front aspect and built in airing cupboard housing the gas central heating boiler with radiator and fitted wooden shelving.

### Bedroom two

With fitted carpet, radiator, ceiling light point and double glazed window overlooking the rear gardens.

### Bedroom three

With fitted carpet, radiator, ceiling light point, double glazed window with fitted blind.

### Bathroom

White panelled bath with shower head over, wash hand basin, part tiled surround, double glazed window and chrome heated towel rail.

### Toilet

With low flush w/c, radiator, double glazed window.

### Outside

To the rear, the French doors from the dining room open out onto a concrete patio area with pathway leading to newly installed raised decked area and wooden pergola, the remainder of the garden is laid to lawn and enclosed by fencing. There is a useful outside wooden storage shed and outside tap. To the front, double iron gates open onto a tarmac driveway providing off road parking for several vehicles with a border of ornamental plants and shrubbery, the remainder of the front garden is laid to lawn and enclosed by fencing and brick walling.

### Garage

With newly fitted roof with transparent panel, light & power with double doors opening to the front with window to the rear garden.

### Agents Note

1. Newly fitted carpets throughout.
2. The property benefits from having new guttering and has been freshly decorated.

### Directions

Proceed west out of Hereford along Whitecross Road, at the monument roundabout take the fourth exit onto Yazor Road and the property is situated a short distance down on the left hand side.

### Services

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

### Outgoings-

Council tax band C - £2158.98 for 2025/2026

Water and drainage rates are payable.

### Viewings-

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

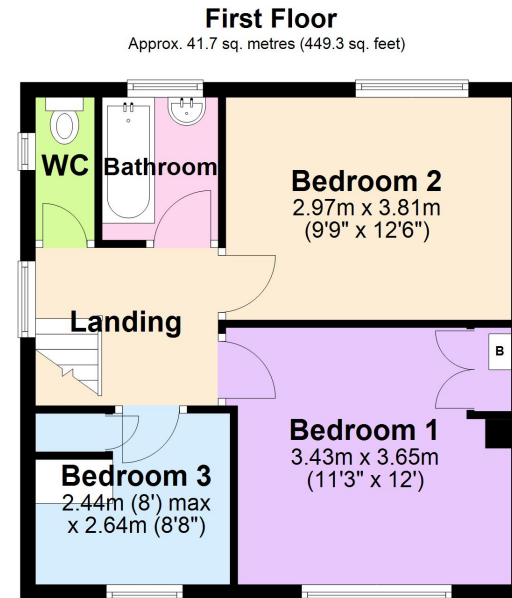
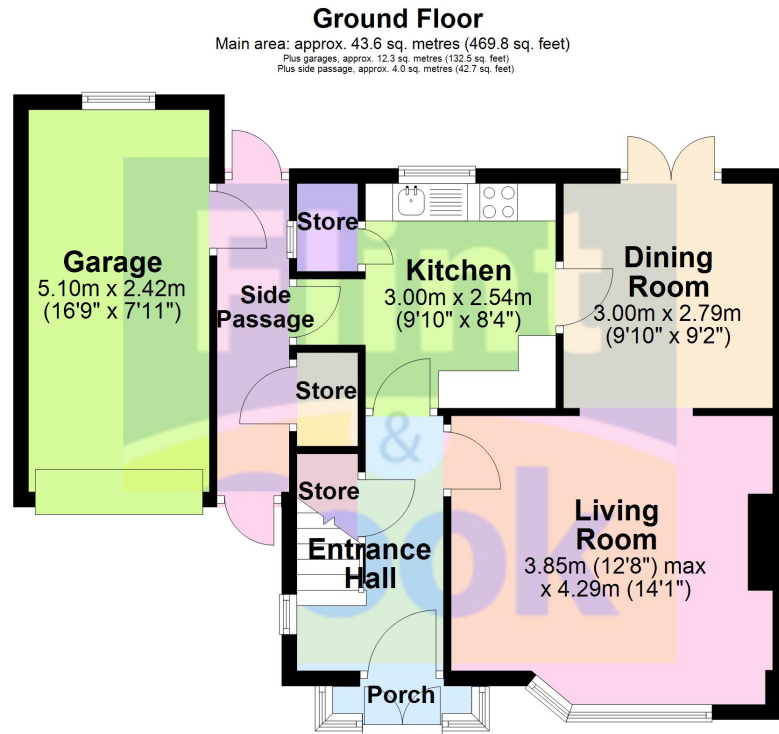
### Opening Hours

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.



Main area: Approx. 85.4 sq. metres (919.1 sq. feet)  
Plus garages, approx. 12.3 sq. metres (132.5 sq. feet)  
Plus side passage, approx. 4.0 sq. metres (42.7 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	71
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		