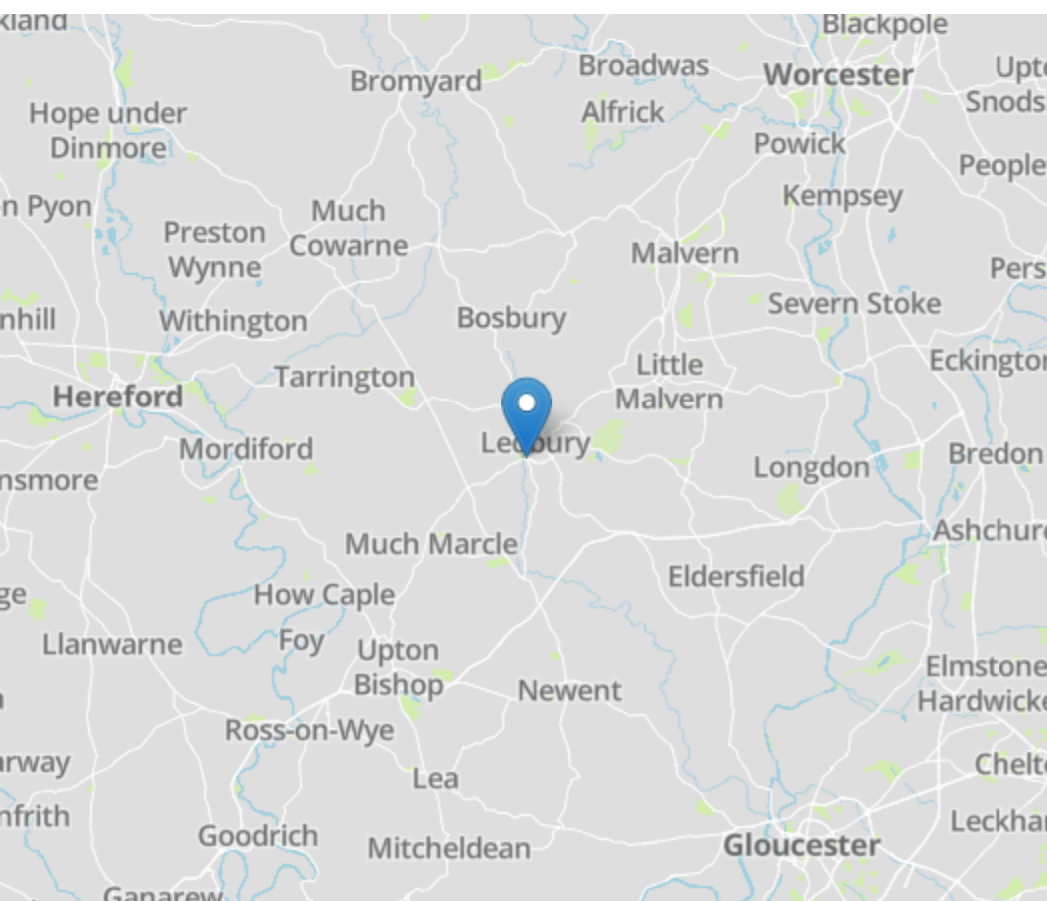




**DIRECTIONS**

From our office turn right and then right again into Bye Street. Follow this road to the Roundabout and take the first exit. Continue to the next Roundabout, then take the fourth exit towards Ross on Wye, and Hallwood House can be found on the left as indicated by our For Sale board.



**GENERAL INFORMATION**

**Tenure**  
Freehold

**Services**  
Mains Electricity, Gas, Water and Drainage 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> |           |
| (81-91)                                     | <b>B</b> | 85        |
| (69-80)                                     | <b>C</b> |           |
| (55-68)                                     | <b>D</b> | 67        |
| (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.

Hallwood House, Ross Road  
Ledbury HR8 2HS

**£299,950**



- Set on the outskirts of Ledbury town centre.
- A very spacious semi-detached house.
- Two Double Bedrooms.
- Large Garage/Workshop.
- Ample off road parking
- Competitively priced for quick sale

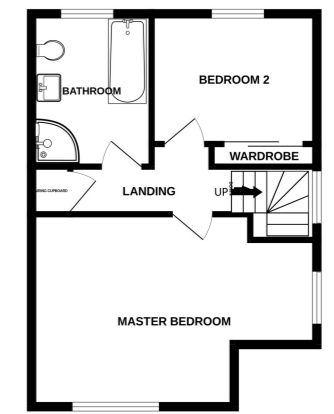
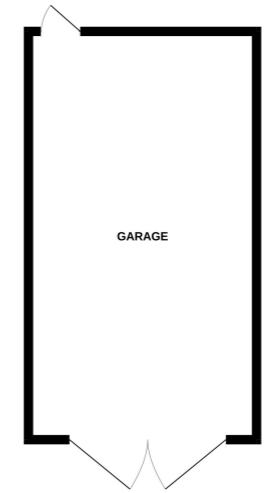
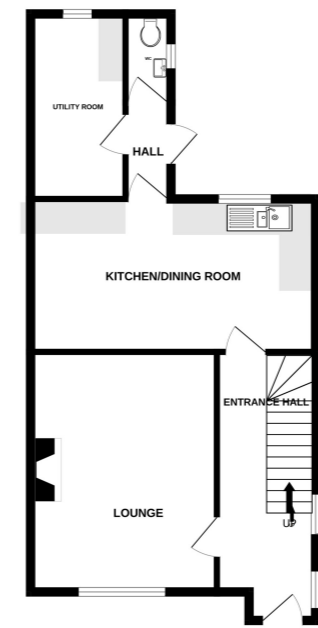
Hereford 01432 343477

Ledbury 01531 631177



GROUND FLOOR  
921 sq.ft. (85.5 sq.m.) approx.

1ST FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 1346 sq.ft. (125.0 sq.m.) approx.  
Made with Metropix ©2024

**Hallwood House**

**Situation and Description**

The property is located on the outskirts of the market town of Ledbury which offers a comprehensive range of facilities and amenities. The M.50/M5 motorway can be found approximately four miles to the south of the town, bringing the Midlands and South West into commuting distance.

Hallwood House comprises a spacious semi detached family house which also has the benefit of a large detached Garage/Workshop suitable for a variety of uses.

**Ground Floor**

**Entrance Hall**

With two windows to side, radiator, power points, doors to:

**Lounge**

11' 10" x 15' 4" (3.61m x 4.67m) With window to front, Fire surround, radiator, power points, serving hatch

**Kitchen/Dining Room**

9' 10" x 17' 10" (3.00m x 5.44m) with

Window to rear, range of laminate worktops with cupboards and drawers under, sink unit, space for Rangemaster cooker, extractor hood, splash backs, space for dishwasher, Eye level wall cupboards, power points, tiled flooring, radiator

**Rear Hall**

with door to outside, tiled flooring, door to:

**Utility Room**

6' 0" x 11' 9" (1.83m x 3.58m) With window to rear, laminate worktop with cupboards under, spaces for fridge/freezer, washing machine and tumble drier. Radiator, power points. Wall mounted Worcester central heating boiler

**Cloakroom**

2' 9" x 5' 7" (0.84m x 1.70m) With window to side, low flush w.c., pedestal wash basin, tiled splash backs, radiator, tiled flooring.

**First Floor**

**Landing**

With window to side, hatch to roof space, power points, door to Airing Cupboard

having hot water tank and shelving, doors to:

**Master Bedroom**

12' 1" x 17' 9" (3.68m x 5.41m) With window to front and side, radiator, power points.

**Bathroom**

7' 3" x 10' 0" (2.21m x 3.05m) with window to rear, corner shower cubicle with Mira shower, panelled bath, low flush w.c., wash basin set into vanity unit. Tiled splash backs, radiator

**Bedroom Two**

8' 3" x 10' 4" (2.51m x 3.15m) With window to rear overlooking garden, radiator, power points.

**Outside**

**Approach**

The property is approached from the Ross Road via double wrought iron gates and pedestrian gate leading to a tarmac driveway with parking for several cars/caravan etc., and an area of lawn to front with attractive edging.

The driveway leads to a large detached Double Garage/Workshop being suitable for a variety of uses, although cannot be used for commercial purposes.

**Garage/Workshop**

14' 5" x 25' 9" (4.39m x 7.85m) With double doors to front, power points, Velux window, hatch to roof space.

**Garden**

The rear garden is approached via a side gate which gives access to a large paved patio area with ornamental Pergola and area of lawn to the rear of the garage. The garden is enclosed on all sides making it safe for children and pets.



**At a glance...**

- Lounge  
15'4 x 11'10 (4.67 x 3.61)
- Kitchen/Dining Room  
17'10 x 9'10 (5.44 x 3)
- Master Bedroom  
17'9 x 21'1 (5.41 x 3.68)
- Bedroom Two  
10'4 x 8'3 (3.15 x 2.51)
- Garage/Workshop  
25'9 x 14'5 (7.85 x 4.39)

**And there's more...**

- Spacious Semi Detached Modern House
- Two Double Bedrooms
- Double Glazing
- Gas Central Heating
- Large Garage/Workshop
- Ample Off Road Parking

**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.