



30 Yates Hay Road, Malvern, WR14 1LH

**Offers In The Region
Of £307,500**

An extravagantly refurbished and improved semi-detached house in this popular residential location. In brief, the accommodation comprises: living room, generous dining kitchen, laundry room created in the brick out-house plus the original gardener's WC. To the first floor are two good sized bedrooms and a beautifully appointed bathroom. All the windows have been replaced, as have the external doors. The rear garden is level and has been crafted to be low maintenance. The frontage allows parking for three vehicles. We strongly recommend internal viewing to appreciate this very well presented property.



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ENTRANCE

Approached over pebbled driveway to the composite front door opening into a small hallway with stairs leading to the first floor.

LIVING ROOM

Front facing double glazed windows, brick fireplace with wooden mantle over, multi fuel burner, two radiators.

DINING KITCHEN

With ample space for a dining table, side and rear facing double glazed windows, radiator, door to understairs cupboard with shelving, fuse board, and meters. The fully fitted kitchen area has ample base and wall mounted units, solid wood work tops and breakfast bar, radiator, stainless steel sink unit, space for dishwasher, Worcester Bosch central heating boiler, shelving, uPVC double glazed door to the rear.

FIRST FLOOR

Initial landing, access to loft space (fitted loft ladder and partially boarded at head height), with a step up to the inner landing with radiator and further step to:

BEDROOM ONE

First floor double glazed window, radiator, alcove with hanging rail and shelving, further deep alcove with hanging rails.

BEDROOM TWO

Rear facing double glazed window overlooking the rear garden to the community land beyond, radiator.

FAMILY BATHROOM

A spacious and beautifully appointed room with obscure double glazed window, white suite comprising: tiled and glazed shower cubicle, double ended bath, pedestal hand basin, shelving, ladder style radiator, additional radiator and extractor unit.

EXTERNALLY

The rear garden is of a generous size and created for simplicity and easy maintenance (the original lawn exists beneath a membrane under the pebbles. There is an inset rockery, raised shrub bed and flower borders, fully fenced, pagoda to the rear, large wooden shed, gate at the rear to the community land, known locally as the nature reserve, outside tap and fencing and with high level gate to the frontage.

TWO BRICK-BUILT OUTBUILDINGS

Room one has been turned into a laundry room with plumbing and power for washing machine and tumble dryer, space for up right fridge freezer, shelving and light. Room two is the original gardener's WC with high level WC, obscure glass window, lighting.



DIRECTIONS

From the office of Allan Morris and Ashton proceed along Worcester Road. Follow the road to the traffic lights and turn left onto Newtown Road. Keep on this road go past the Ascension Church on the right and it becomes Leigh Sinton Road. Go past the trees and green area on the right hand side and take the next right by the school into Yates Hay Road and no 30 is on the left hand side as indicated by the Allan Morris 'For Sale' board.

what3words

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AGENT'S NOTE

All windows have been replaced, as have the front and back doors. Chimneys have been re-pointed, plus other necessary works to bring this property to the excellent standard in which it is offered.





TENURE: We understand the property to FREEHOLD but this point should be confirmed by your solicitor.

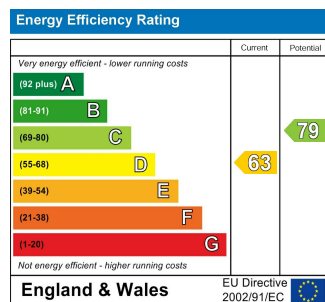
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: D63 Potential: C79

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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