



**61 York Road**  
**Bromyard HR7 4BG**

**Andrew Grant**



# 61 York Road

Bromyard HR7 4BG

 3 Bedrooms  2 Receptions  2 Bathrooms

Freehold / 1,222 sq. ft.

A traditional double bay fronted family home with lovely gardens to the front and rear, situated in the delightful market town of Bromyard.

## KEY FEATURES

- No onward chain
- Traditional family home
- Light and spacious reception room
- Ground floor shower room
- First floor bathroom
- Three double bedrooms
- Private front and rear gardens
- Secure driveway parking

This charming family home boasts a wealth of versatile accommodation within. A welcoming central hallway connects to the dual-aspect reception room, adorned with a delightful open fireplace. The formal dining room with its wooden flooring and bay window is perfect for entertaining. The well-equipped kitchen offers ample workspace and integrated appliances, with convenient access to the rear garden. Additionally, a ground floor shower room and a double bedroom complete this level. Upstairs, the landing leads to two double bedrooms, a stylish family bathroom and a useful study.







Outside, the front garden provides exceptional security and privacy, perfect for alfresco dining on the patio or children's play on the lawn, alongside generous driveway parking. Enclosed by fence panels and mature hedgerows, it offers a tranquil outdoor space with exceptional views towards Bromyard Downs, the Frome Valley and Malvern Hills. The rear garden has been paved for low maintenance and includes a spacious garden shed.

### Description

Accessed via secure double gates at the entrance, a driveway emerges, providing convenient off-road parking and encircled by a low brick wall. Leading from the driveway, a pathway winds its way through the private, lawned front garden, enveloped by mature hedgerows at the front, creating a delightful outdoor space perfect for families. A spacious patio stretches across the front of the property, while a pathway along the side grants access to the rear garden.

A welcoming entrance porch leads into the home through a further door accessing the hallway. This central hallway seamlessly connects to the reception room, dining room and kitchen, while a staircase ascends to the first floor.

Positioned to the right-hand side of the property, the dual-aspect reception room boasts a bay window to the front aspect and another window to the side, flooding the space with ample natural light and offering pleasant garden views. Sumptuous wooden flooring enhances the room's charm, complemented by an open fireplace with a brick and wooden surround, adding character and warmth. Built-in shelving flanks the chimney breast recesses.

The generously sized dining room, partially open plan to the kitchen, features a bay window to the front and charming wooden flooring. A vertical radiator adds a contemporary touch.

Equipped with wall and base units providing ample work surface space, the kitchen units incorporate a sink with drainer perfectly positioned in front of the side-facing window. Integrated appliances include a double eye-level oven, hob, extractor hood and dishwasher, enhancing modern convenience.



Stylish metro-style tiling adorns the splashbacks, while delightful flagstone flooring enhances the room's character, illuminated by recessed ceiling spotlights. Additionally, there is ample space for a tall fridge-freezer and a door to the side provides access to the rear garden.

Accessed from a lobby leading off the kitchen, the well-appointed shower room is complete with a low-level WC, washbasin set atop vanity unit and shower cubicle. Metro style tiling graces the walls.

This ground floor double bedroom enjoys a lovely dual aspect with windows to the rear and side, flooding the room with abundant natural light. Flagstone flooring adds to the room's character.

### **First Floor**

A landing features a window to the rear and leads to two double bedrooms, a study and the bathroom.

The master bedroom, a well-proportioned and spacious double room, boasts high ceilings and a pleasant dual aspect to the front and side offering spectacular views.

Another double bedroom awaits, complete with a front-facing window providing lovely vistas over the garden and beyond.

The study, currently utilised for storage, offers versatility and would serve as an excellent workspace for individuals who work from home, providing a tranquil environment for both work and study. The room boasts a lovely outlook over the front from its window.





Completing the accommodation is a spacious and stylish family bathroom featuring a WC, washbasin and panelled bath with a shower and glazed shower screen. Tasteful metro tiling adorns the walls, while Victorian-style floor tiling adds an elegant touch. The window is partially obscured, ensuring privacy.

#### Gardens and Grounds

The front garden of the property offers exceptional security and privacy, making it an ideal space for alfresco dining on the patio or for children to play on the lawn beyond. Enclosed by a combination of fence panels and mature hedgerows, it provides a serene spot to enjoy the exceptional views towards Bromyard Downs, the Frome Valley and Malvern Hills.

There is a further garden to the rear of the property, paved to require minimal maintenance, with beds on either side adorned with mature shrubbery. Tucked away in one corner is a spacious garden shed, perfect for storing garden tools and equipment. This garden also boasts exceptional privacy, making it an ideal setting for outdoor entertaining. It is worth noting that there is a small lawned area at the back which has the potential to be converted into additional parking space if needed, subject to obtaining the usual consents.

#### Situation

Bromyard town's square and high street offer an array of inviting pubs, restaurants, takeaways, a doctor's surgery, pharmacies and independent shops. The town boasts several excellent primary schools, along with an Ofsted-rated 'Good' secondary school, as well as a larger supermarket.

Surrounded by picturesque countryside, this charming market town sits nestled between Hereford and Worcester, providing abundant opportunities for employment, education, shopping, recreational activities, cultural events and access to transportation networks.

For those venturing further afield, there are train stations in Leominster, Worcester and Hereford, all reachable within a 30-minute drive from Bromyard.



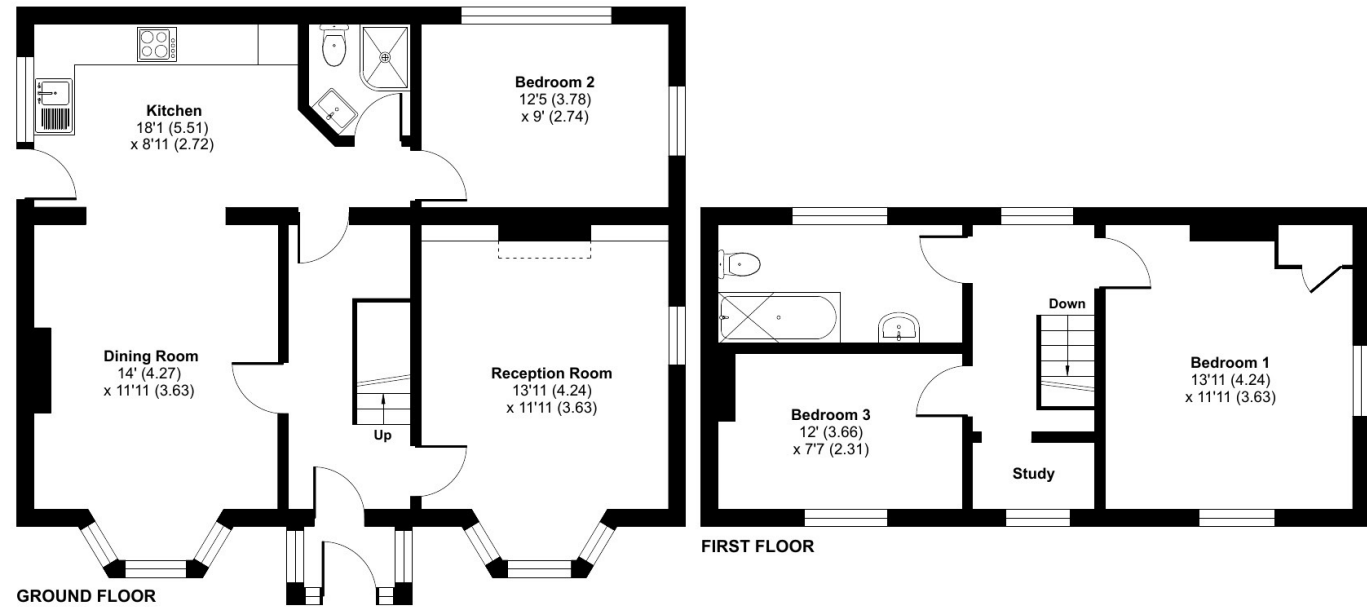




# York Road, Bromyard, HR7

Approximate Area = 1222 sq ft / 113.5 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Andrew Grant. REF: 1096310



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