

17 Yazor Road

Hereford, Herefordshire, HR4 0LZ



**BRUTON
KNOWLES**



For Sale | Code 12255

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17 Yazor Road, Hereford, Herefordshire, HR4 0LZ

Guide Price £275,000 **Freehold**



A superb three-bedroom semi-detached house offering ideal first-time buyer/family accommodation and being sold with no onward chain in a convenient residential location.

Motorway (M50 @ Bromsberrow) – 22 miles

Hereford Train Station – 2 miles

Introduction

Bruton Knowles are delighted to receive kind instructions to offer 17 Yazor Road for sale with joint agents Flint & Cook. The property is a well-presented, three bedroom, semi-detached with garage, driveway parking and an enclosed rear garden set in a convenient residential location.

Accommodation

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

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.

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Bedroom Two

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

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 and 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 and power with double doors opening to the front with window to the rear garden.

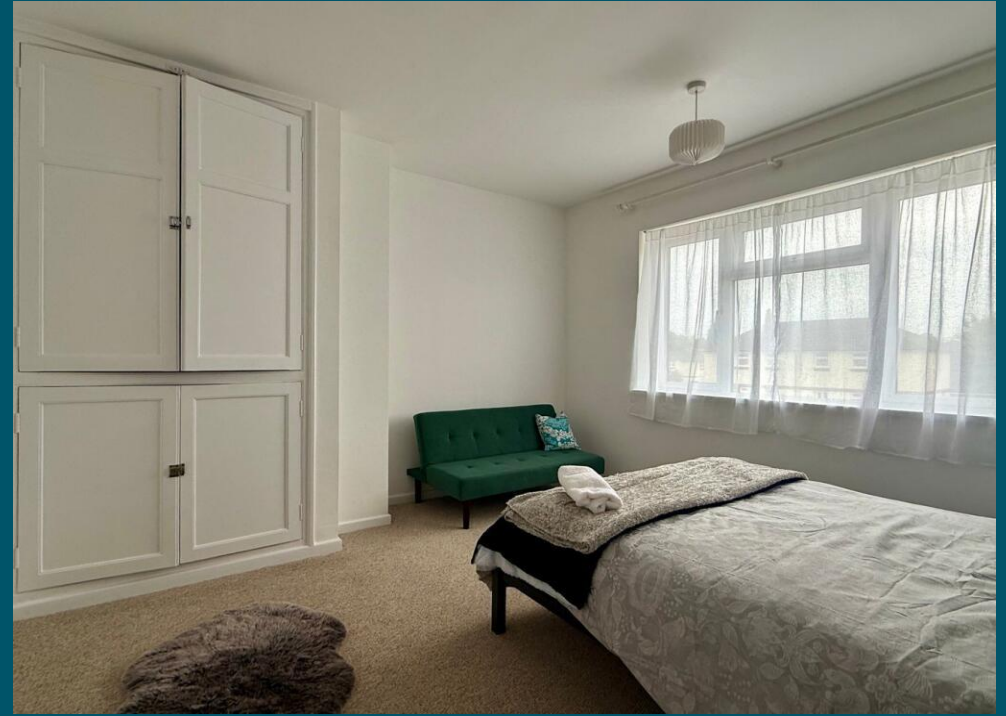
Services

Mains electricity, water and drainage and gas-fired central heating.
Telephone – subject to transfer



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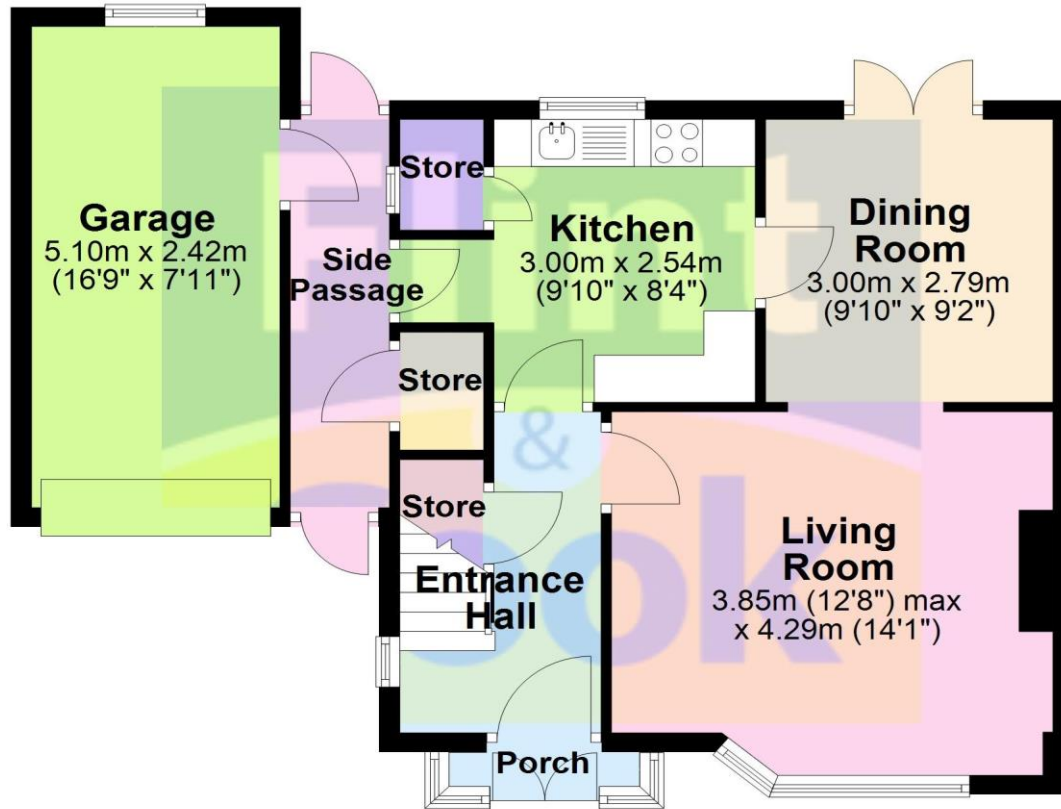
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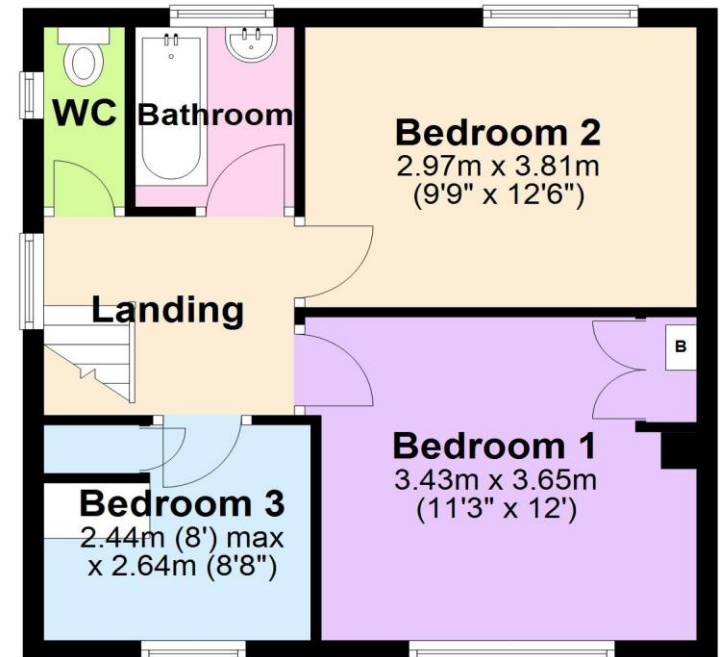
Ground Floor

Main area: approx. 43.6 sq. metres (469.8 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)



First Floor

Approx. 41.7 sq. metres (449.3 sq. feet)



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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Terms

The Freehold interest in the property is offered for sale with a guide price of £275,000. There is no onward chain involved and therefore vacant possession is available upon completion.

Method of Sale

Private Treaty.

Viewings

Strictly by appointment through joint-agents Flint & Cook

Agent's Note

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

Subject to Contract – June 2025

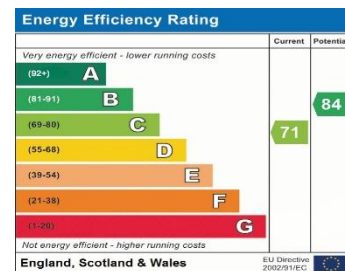
Council Tax

Band C

Local Authority

Herefordshire Council

EPC



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