

House - Semi-Detached (EPC Rating: E)

1 HILL VIEW HOPE-UNDER-DINMORE, HR6 0PS

£995 Per month



3 Bedroom House - Semi-Detached located in Hope-Under-Dinmore

| Renovated Accommodation | Rural Outlooks | Off Road Parking | Three Bedrooms | Large Dining/Sitting Room | Downstairs Office / Study | Kitchen With Integrated Appliances | EPC Rating E | Available For Occupation Mid September |

The Property

A semi-detached property having recently been improved and renovated throughout to include new kitchen bathroom and carpets to create a pleasant family home with parking to the front and generous rear gardens, all set and surrounded by rural outlooks.

To the front of the property is a driveway providing off-road parking for several vehicles which also leads to the front entrance door opening into the hallway. Having staircase rising to landing, meter cupboard housing trip switches, panel radiator and vinyl flooring. Through to the sitting room there is a sliding patio door to rear and bow window with views over the gardens and countryside beyond. Having an electric fireplace with wooden surround, space for furnishings and two panel radiators.

Through to the galley style kitchen, which has a double glazed window to front with a selection of base and wall mounted cabinets, sink, square edge worksurfaces, splashback wall tiling, feature lighting, panel radiator and vinyl flooring. The kitchen also includes integrated appliances of a dishwasher, washer dryer, fridge, 4 ring electric Hob and oven with extractor over. There is a rear porch/utility area with guest WC and a useful office/study space along with side door leading out to the gardens. This area could also be utilised as a compact dining area or indeed the study.

Upstairs the property offers three bedrooms, two of which are double rooms along with a newly fitted bathroom which includes WC, sink, panel enclosed bath with shower over and heated towel rail.

To the rear of the property are generous gardens which are quite sizable and are mainly laid to lawn with hedgerow and some flowering shrubs.

Services And Expenditure

Services - Mains electricity and water. Private

drainage. Oil fired central heating.

Council Tax - Band B

Broadband Connectivity - 1000Mbps Download. 1000Mbps Upload - Ultrafast - Source Ofcom

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

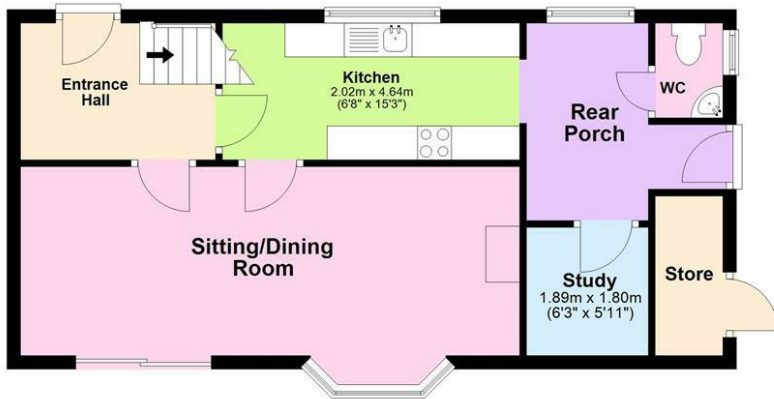
Viewings are strictly through the agent. To book a viewing please call our lettings department 01432 355455



FLINT AND COOK HEREFORD | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP

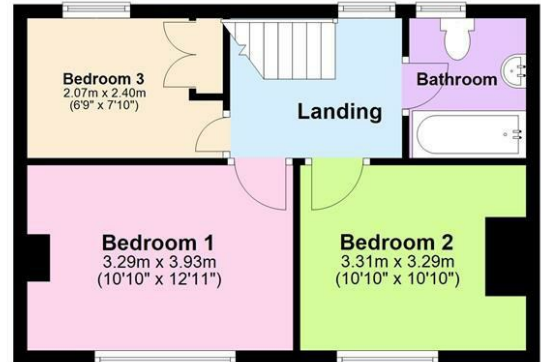
Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.0 sq. feet)



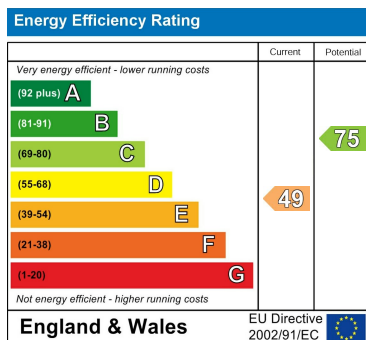
Total area: approx. 91.4 sq. metres (984.0 sq. feet)

This plan is for illustrative purposes only
Plan produced using PlanUp.

Council Tax Band

B

Energy Performance Graph



Call us on

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<https://www.flintandcook.co.uk/>

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

