



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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NO ONWARD CHAIN

In an elevated position near the end of the no-through York Road within walking distance of the town centre and all its amenities.

A Spacious Four-Bedroom Semi-Detached Period House Set in a Large Garden Backing onto a Field. Mains Gas Central Heating, uPVC Frame Double Glazing, Fitted Kitchen and Quality Bathroom. Ideal for Further Improvement.

**YORK HOUSE
58 YORK ROAD
BROMYARD
HR7 4BG**



Porch, Hall, Lounge, Dining Room, Breakfast Kitchen, Utility, Landing, Two Double Bedrooms, Bathroom, Second Floor of Landing and Two Bedrooms, Outhouses, Parking and Large Garden with Southerly Aspect. EPC – E

Offers in the region of £295,000

York House, 58 York Road, BROMYARD HR7 4BG

YORK HOUSE, 58 YORK ROAD is in an elevated position near the end of the no-through estate road within walking distance of the town centre, with all its amenities, and the schools. It is set in a large garden which has a southerly aspect and backs onto the Kempson's Field.



This large period house is the ideal subject for further modernisation particularly the second floor rooms. It has mains gas central heating to radiators on the ground and first floors, uPVC double glazed windows and external doors with the frames on the ground floor being less than two years old. Fitted kitchen and a bathroom with quality suite and shower cubicle.

Outside there is a splayed vehicular entrance, parking and a garage.

The frontage is board fencing in concrete uprights and a feature natural stone wall.

The accommodation, with approximate measurements, comprises:-

Cantilever porch to front double doors with leaded style panes. Sliding security screen.

PORCH (8'5" x 7'1") Board style floor, radiator with shelf over, hat and coat hooks, uPVC frame door with patterned glazed upper panel to

HALL Low door to cupboards under stairs.

LOUNGE (13'0" x 11'11") Radiator, timber fireplace surround, shelves to side of chimney breast, cornice, ceiling light/fan and two windows.

DINING ROOM (13'0" x 11'10")



Timber fireplace surround with gas coal effect fire, radiator, cornice, ceiling light/fan and window to front. Door to

KITCHEN/BREAKFAST ROOM (13'0" x 7'11")



Range of base and wall units with light oak fronts of cupboards and drawers, integral oven, work surfaces with tiled splashbacks, inset 1.5 bowl stainless steel sink and mixer tap, inset four-ring gas hob with stainless steel chimney style extractor over.



Radiator with shelf over, window to front, part glazed uPVC frame door to garden with sliding security grill. Door to

UTILITY (6'1" x 4'0") Plumbing for washing machine, central heating programmer, window to front.

Stairs from the hall to

LANDING Doors to

BEDROOM 1 (13'2" x 11'11")



Radiator, window to front, window to side (south) with view over recreation field to open fields. Ceiling light/fan, built-in airing cupboard with insulated hot water cylinder and shelving.

BEDROOM 2 (13'2" x 11'11" max. meas.)



Radiator, cornice, ceiling light/fan, two windows.

BATHROOM (8'7" x 7'6")



Modern suite of panelled bath with tiling over, vanity unit of cupboards, hand basin with mixer tap, WC with concealed cistern, wall cupboards over sink with shaving point and glass shelves. Glazed door to tiled shower with Mira Jump electric unit. Vinyl floor, radiator, ladder style towel rail, tiled walls, inset ceiling lights and window.

Stairs from the landing to

SECOND FLOOR

LANDING with window to front and access to loft space.

BEDROOM 3 (13'1" x 12'0") Window to front and Velux roof light to south with view to open fields.

N. B. The chimney breast is exposed brickwork and some attention to chimney flashing required.

BEDROOM 4 (13'2" x 11'11") Window to front.

OUTSIDE The property is approached by double boarded gates to a concrete **PARKING AREA/DRIVE** to a **GARAGE**.

The gardens are fronted by a board fence in concrete sleepers and posts and a natural stone wall with pedestrian gate.

THE GARDENS



These have a southerly and westerly aspect being divided by a lap fence and trimmed hedge. The portion off York Road has a concrete path to the front door, lawns and a stone-edged border.



Gate to the south portion which is bounded by lap fences and block wall for privacy. It has views to open fields and Bromyard Downs.



Paved patio, concrete path, shaped lawn, borders and a timber summerhouse. Feature corner paved area with border and an aluminium frame greenhouse.

Joining the side of the house, there are outbuildings comprising **ENCLOSED SHED** with a toilet and Worcester gas fired boiler. **COALSHED** and **STOREROOM** with window.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - D

DIRECTIONS

From the town centre turn left in front of the community centre. Take the second turning on the right into York Road.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003404

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.