



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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On a quiet no through road of mainly period properties within walking distance of the town centre and all its amenities.

An Improved, Deceptively Spacious Two-Bedroom Extended Period House with uPVC Frame Double Glazing, Mains Gas Central Heating, Fitted Kitchen with Appliances, Pine Block, Exposed Board and Vinyl Floors, Pine Doors and Large Bathroom.

**19 YORK ROAD
BROMYARD
HR7 4BE**



Comprising

Hall, Sitting Room, Dining Room, Fitted Kitchen, Utility/Rear Hall, Cloakroom, Landing, Two Bedrooms, Bathroom, Large 100 Ft Rear Garden with Work Shed. EPC – C

Offers in the region of £185,000

19 York Road, BROMYARD HR7 4BE

19 YORK ROAD is on a quiet popular no through road of mainly period properties. It is within walking distance of the town centre, with all its amenities, and at the end of the road there is the attractive park area of Kempson Playing Field.

This period, brick with slate roof house, has been extended and improved to include uPVC frame double glazed windows and external doors, mains gas fired central heating to radiators with thermostats from a nearly new Worcester combi-boiler, fitted kitchen with integral appliances, pine block herringbone style flooring to the hall, sitting room and dining room, exposed pine board floors to the landing and both bedrooms, pine internal doors and a large bathroom.

The rear garden is a special feature being 100 ft long and bounded by lap fences in concrete sleepers and uprights. It has a southerly aspect and is attractively laid out with patio, lawn and borders of shrubs. At the end of the garden there is a good-sized timber shed.

The accommodation, with approximate measurements, comprises:-

uPVC frame front door with upper panel lights to

HALL with pine wood block herringbone floor, radiator in a cover, pine glazed door to

SITTING ROOM (11'0" x 9'10")



Pine wood block herringbone floor, radiator, fireplace opening with brick surround, quarry tile hearth and fire basket, picture rail, window to front.

From the hall, pine door to

DINING ROOM (11'10" x 9'11")



Pine wood block herringbone floor, wooden moulded fire surround with brick inset, tiled hearth and fire basket, shelves in alcoves each side of chimney breast, radiator with cover, window to rear hall, pine glazed door to

KITCHEN (11'3" x 7'9")



Range of base and wall units with cream fronts of cupboards and drawers, integral electric oven, space and plumbing for washing machine, integral dishwasher, integral fridge, work surface with tiled splashback, stainless steel sink with mixer tap, inset four-ring gas hob with stainless steel extractor over. Vinyl floor, eight inset ceiling lights and exposed beam, deep tiled recess to window and view to rear garden, window and folding pine door to utility area, door to

WALK-IN CUPBOARD

UTILITY AND REAR HALL Work surface with useful space under, vinyl floor, Velux roof light, uPVC part glazed door to rear garden and pine door to

CLOAKROOM WC, corner hand basin, vinyl floor, window and extractor.

From the hall, exposed pine tread stairs with hand rail to

LANDING



with exposed pine board floor, central heating thermostat, pull down hatch to loft space. Pine doors to

BEDROOM 1 (14'8" x 9'11")



Exposed pine board floor, radiator, bed pull switch,



two windows to front.

BEDROOM 2 (10'0" x 9'0")



Exposed pine board floor, feature Edwardian style fireplace with tiled hearth, radiator, window to rear.

BATHROOM (11'11" x 7'10" incl. airing cupboard)



White suite of panelled bath with mixer shower taps, hand basin with tiled splashback, WC, corner entry glazed shower cubicle with wet board walls. Tile style vinyl floor, radiator, access to loft space, tiling to two walls, window, pine door to

AIRING CUPBOARD with shelving and nearly new wall mounted Worcester gas fired combi-boiler.

OUTSIDE

From the no through York Road, a low picket fence and opening to the

FRONT GARDEN

A concrete path with low brick wall to one side leads to the front door. Chipping area with shrub and border.

THE REAR GARDEN – 100 FEET



This is attractively laid out, having a southerly aspect and private, being bounded by lap fences in concrete sleepers and uprights. Chipping area with paving to one side and low brick retaining wall with two steps.



Paved patio area covered by a triangular timber frame, lawn with borders of shrubs each side. At the end of the garden there is a chipping area and on a paved base a

TIMBER SHED (12' x 8' approx.)



with pitched roof and windows facing the garden. To the rear there is a store area and small shed.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From High Street, turn left in front of the community centre. Proceed up Old Road taking the second turn on the right into York Road. The property is on the left-hand side.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



Ref. BB003465

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.