



61 RYELANDS STREET

HEREFORD HR4 0LN

£289,500
FREEHOLD

Situated in this sought after residential location just a short distance from Hereford City Centre is this well presented three bedroom Victorian mid terraced home offering ideal first time buyer/ family accommodation and being sold with the added benefit of no onward chain. A viewing is highly recommended.



61 RYELANDS STREET

- Sought after residential location
- Three bedrooms & luxurious bathroom
- Sold with no onward chain
- Victorian terraced house
- Must be viewed
- Ideal for first time buyers/family accommodation



Ground Floor

With recessed entrance porch and entrance door leading into the

Entrance Hallway

With mat well, fitted carpet with carpeted stairs leading up, ceiling light point, radiator, feature archway, coat storage and doors to

Living Room

With fitted carpet, double glazed bay window to the front aspect, radiator, ceiling light point and feature open fireplace with surround.

Dining Room

With fitted carpet, coving, radiator, recessed spotlights, feature woodburning stove with tiled hearth, double glazed window to the rear aspect and doors leading into the

Kitchen/Breakfast Room

Fitted with matching wall and base units, stainless steel sink and drainer unit, four ring gas hob, electric oven and extractor over, fitted breakfast bar, wooden work surfaces over, integrated slimline dishwasher, integrated washing machine, cupboard housing the gas central heating boiler, two radiators, recess spotlights, two double glazed windows, door to the rear garden, wooden flooring and useful under stair storage cupboard.

First Floor Landing

With fitted carpet, ceiling light point, radiator, large

storage cupboard with radiator, fitted shelving, space and plumbing for washing machine and tumble drier. Doors then lead to

Bedroom One

With fitted carpet, two ceiling light point, useful built in storage cupboard, double glazed window to the front aspect, radiator and feature fireplace.

Bedroom Two

With fitted carpet, ceiling light point, radiator, double glazed window to the rear aspect and feature fireplace.

Luxury Bathroom

A luxurious fitted full suite with freestanding bath, large walk in shower with rainfall shower head over, wash hand basin with mirror over, low flush WC, chrome heated towel rail, underfloor heating, fitted wooden storage, two double glazed windows and tiled surround.

Second Floor Landing

With fitted carpet, Velux window, ceiling light point, door to eaves storage and door into

Bedroom Three

With fitted carpet, two recess spotlights, radiator, two Velux windows and doors to eaves storage.

Outside

To the rear a good sized east facing garden with good sized paved patio area with an area of lawn then leading to a further patio area with wooden pergola. To the front a small courtyard enclosed by iron railings.

Property Services - Bromyard

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

Telephone (subject to transfer regulations)

Outgoings - Bromyard

Council tax band 'C' - £2,159 for 2025/2026

Water and drainage rates are payable.

Directions

From Greyfriars Bridge in Hereford city centre proceed north and at the traffic lights turn left into Eign Street, which continues into Whitecross Road. Take the 2nd exit onto Ryelands Street, proceed straight over at the roundabout and the property is situated a short distance up on the left hand side as indicated by the agents for sale board.

Viewing Arrangements - Hereford

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Opening Hours

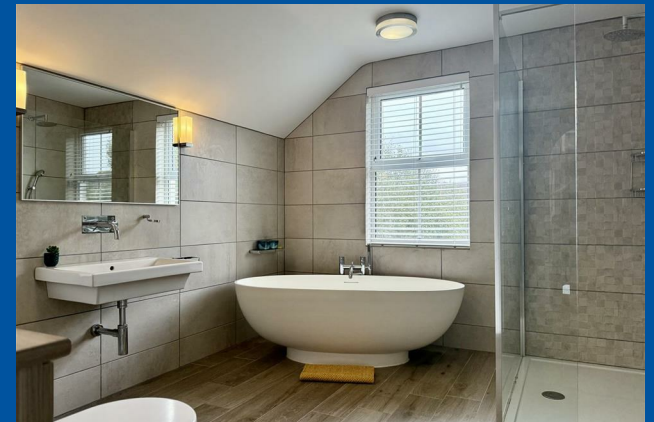
Monday - Friday 9.00 am - 5.30 pm

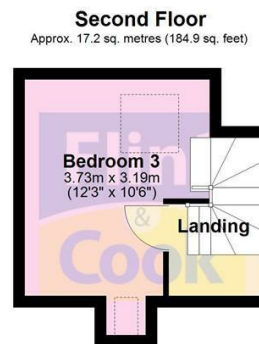
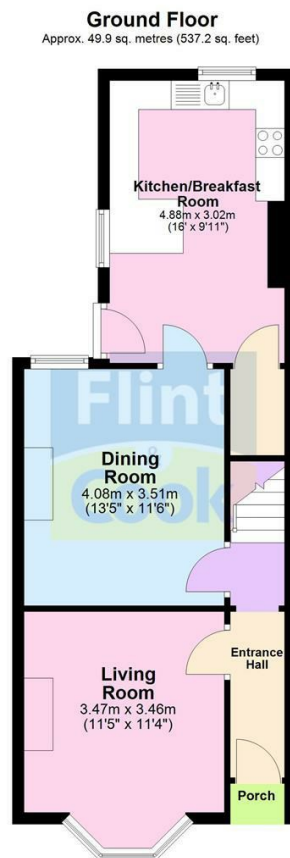
Saturday 9.00 am - 1.00 pm

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

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Total area: approx. 116.6 sq. metres (1255.5 sq. feet)

EPC Rating: E **Council Tax Band: C**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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/tenants are advised to recheck the measurements

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