



98 RYELANDS STREET HEREFORD HR4 0LD

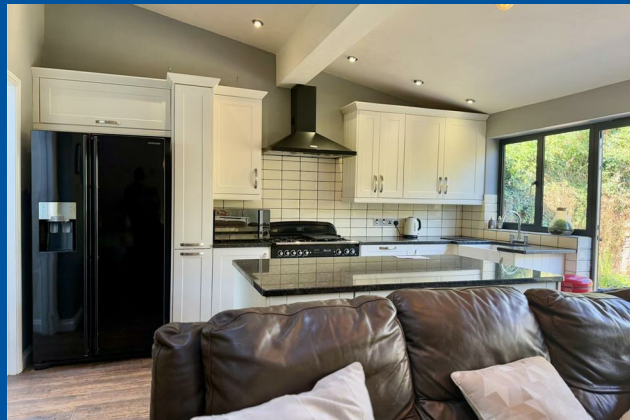
£398,000
FREEHOLD

A superb four bedroom semi detached house situated in this sought after residential location a short walk from Hereford City Centre. Offering spacious accommodation throughout, making an ideal family home. The property benefits from being sold with no onward chain. A viewing is highly recommended.



98 RYELANDS STREET

- Four double bedrooms, one en-suite & one shower room
- Spacious accommodation over 3 storeys
- Ideal family home!
- Must be viewed!
- Sold with no onward chain!
- Popular residential location



Full Description

A superb four bedroom semi detached house situated in this sought after residential location a short walk from Hereford City Centre. Offering spacious accommodation throughout, making an ideal family home. The property benefits from being sold with no onward chain. A viewing is highly recommended.

Ground floor

With part glazed entrance door leading into the

Entrance hallway

With exposed wooden floorboards, radiator, ceiling light point, stairs leading up with fitted carpet runner, central heating thermostat, door leading down to the cellar and doors leading to

Living room

With exposed wooden floorboards, double glazed bay window to front, feature woodburning stove with marble surround and tiled hearth, coving and picture rail, radiator and feature ceiling light.

Dining room

With fitted carpet, picture rail, radiator, feature fireplace, double glazed sash windows and door into the

Open-plan Kitchen/living/dining room

Fitted with matching wall and base units, ample work surfaces, Belfast sink, fitted island, range master cooker with 5 ring gas hob and electric oven below, there is also another gas oven, integrated dishwasher, space for

American style fridge/freezer. Ample space for both dining and living with wooden flooring, feature cast iron radiator and further radiator, bi-folding doors opening out to the rear garden, two velux windows, feature ceiling light point and door into the

Utility room

With fitted cupboards, wood effect flooring space and plumbing for washing machine and dishwasher, with door leading to the front.

First floor landing

With fitted carpet, ceiling light point, stairs leading to the second floor and doors to

Bedroom 1

With feature fireplace, double glazed bay window to the front aspect with fitted shutter blinds, exposed wooden floorboards, ceiling light point, radiator.

Bedroom 2

With exposed wooden floorboards, double glazed sash window, feature fireplace, radiator, ample space for wardrobes and door into

En-suite bathroom Three piece suite comprising panelled bath with shower over and tiled surround, low flush w/c, pedestal wash hand basin, double glazed window, radiator, heated towel rail, large airing cupboard with gas central heating boiler and further storage cupboard with fitted shelving.

Shower room

A modern fitted shower room with large walk in shower, rainfall shower head over and panelled surround, pedestal wash hand basin, w/c, cast iron radiator, double glazed window and tiled floor.

Second floor landing

With fitted carpet, double glazed window, loft hatch to boarded attic and doors to

Bedroom 3

With exposed wooden floorboards, double glazed bay window to the front, three ceiling light points, radiator and ample space for wardrobes.

Bedroom 4

With exposed floorboards, ceiling light point, radiator, double glazed sash window to the rear aspect.

Cellar

With light, power, ample storage space and potential scope for conversion.

Outside

To the rear, bi-folding doors open out into a paved patio area creating a fantastic entertaining space with the remainder of the garden laid to lawn and enclosed by fencing and brick walling. To the front a small stoned courtyard with concrete path leading to the front door and utility access door.

Directions

From Hereford City Centre, proceed west out of Hereford along Whitecross Road heading past

Sainsbury's, taking the left hand turning for Ryelands Street, at the mini roundabout continue straight over heading towards the top of the road where the property is situated on the right hand side.

Services

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

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.

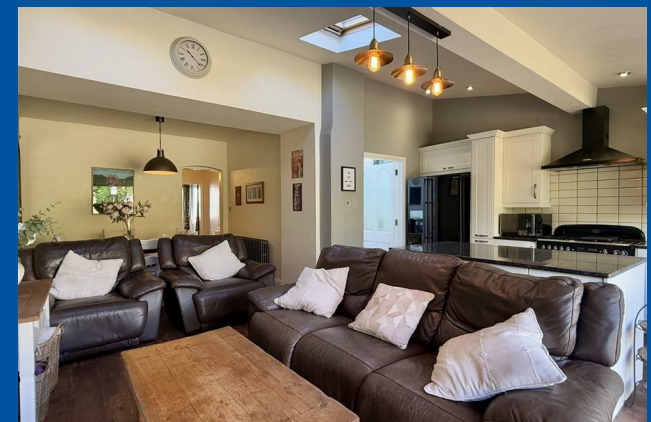
Opening Hours

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 1.00 pm

Money Laundering

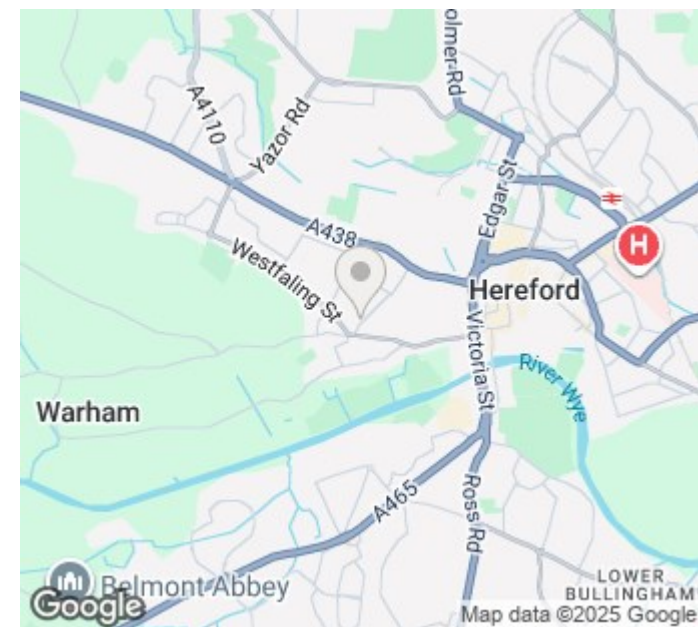
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

98 RYELANDS STREET





Total area: approx. 199.7 sq. metres (2149.5 sq. feet)
98 Ryelands Street, Hereford



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: D

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

Flint and Cook Hereford Sales
22 Broad Street
Hereford
Herefordshire
HR4 9AP

01432 355455
hereford@flintandcook.co.uk
flintandcook.co.uk

