



61 Ryelands Street, Hereford, HR4 0LN



**61 Ryelands Street  
Hereford  
HR4 0LN**

#### Summary of features

- A Victorian Townhouse
- Situated in a popular residential area
- Three double bedrooms
- Many original period features
- Good size rear garden
- Near to facilities
- Well-presented throughout

**Asking price £330,000**

#### Description

A deceptively spacious Victorian Townhouse situated in this popular residential area of the city. This well-presented property is full of character with many original features. The property benefits from a brilliant rear garden, gas central heating, double glazed windows throughout and has been tastefully decorated. This ready to move in property is one not to miss out on!

#### Situation

Located in the popular residential area of Whitecross, just half a mile west of the city centre of Hereford. Nearby are excellent local amenities to include local shop, post office, church, public house and primary & secondary schooling, whilst more extensive amenities can be found in the city centre, within walking distance and with regular bus services.

#### Accommodation

The accommodation comprises: Entrance Hall, Living room, Lounge/Dining room, Kitchen, 3 double bedrooms, family bathroom and storeroom.

##### Entrance Hall

Which gives access to the principal ground floor rooms and stairs rise to the first floor.

##### Living Room

A delightful room, with a lovely bay window to the front, original fireplace and space for living furniture.

##### Lounge/Dining Room

Which sits at the heart of the property and has a window to the rear, a feature wood burning stove and provides access to the kitchen.

##### Kitchen

Having a range of base and eye level units with timber work surface area, stainless steel sink and drainer unit, integrated electric oven with gas hob, space for a free-standing fridge/freezer,

understairs storage cupboard and access to the rear garden.

#### First Floor

##### Bedroom 1

Which is an impressive double bedroom, with fitted storage cupboard and window to the front.

##### Bedroom 2

A double bedroom with original fireplace and window overlooking the rear garden.

##### Storeroom

A great addition to the property, providing a utility space or further storage for potential buyers.

##### Bathroom

A beautiful modern bathroom, with under flooring heating, large walk-in shower, roll top bath, toilet and wash hand basin.

##### Bedroom 3

A further double bedroom which is accessed via the landing, climbing another flight of stairs. This room is filled with natural light and provides eaves storage space.







### Outside:

To the front of the property is a small forecourt area with boundary front wall and a pedestrian front gate. Immediately to the rear of the property is a patio area which is a great area for entertaining guests. The remaining garden is laid to lawn apart from the additional patio area towards the end of the garden, another great area with covered pergola.

### Services:

All mains services are connected to the property.  
Herefordshire council tax band - C

### Tenure:

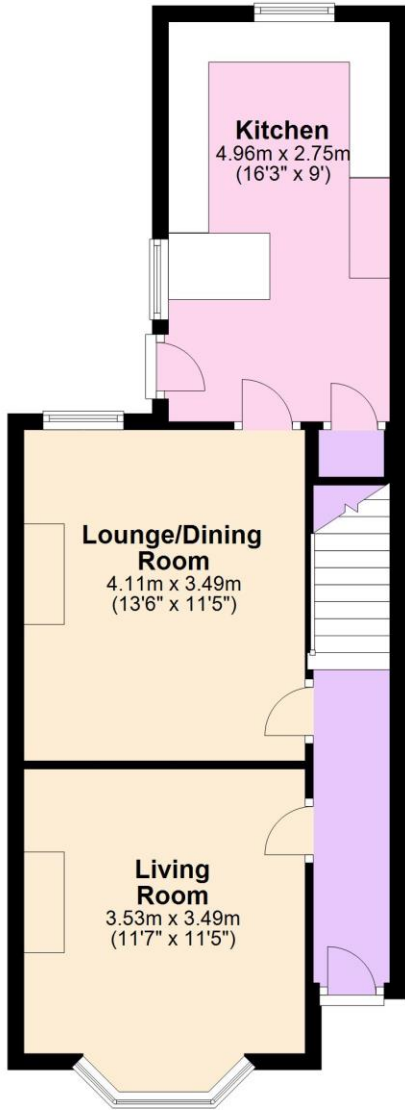
Freehold.

### Directions:

Proceed along Whitecross Road passing Sainsburys on the left-hand side and take the first turning left into Ryelands Street. Continue along Ryelands Street to the roundabout and straight over where the property can be seen on the left-hand side as directed by the Agent's For Sale sign.



## Ground Floor



## First Floor



## Second Floor



Total area: approx. 110.6 sq. metres (1190.1 sq. feet)

Floor plan produced for identification only. Not to Scale  
Plan produced using PlanUp.

### Sunderlands

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