



37 Harold Street, Hereford HR1 2QU

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Hereford
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Summary of features

- Beautifully presented terraced house
- Sought-after and convenient location
- Two reception rooms
- Stunning open-plan kitchen, dining and living room
- Useful utility and cloakroom
- Generous and private gardens
- On-street permit parking
- No onward chain

Asking price £365,000

Description

Welcome to this charming end-terrace house located on Harold Street in the sought-after area of St James, Hereford. This beautifully presented property boasts two reception rooms, a wonderful open plan living space, three bedrooms, and a modern bathroom, making it an ideal family home. The stunning open-plan kitchen, dining, and living room, is perfect for entertaining guests or enjoying quality time with your loved ones. The layout of the house offers a seamless flow between the living spaces, creating a warm and inviting atmosphere. One of the standout features of this property is its generous and private gardens. Imagine relaxing in your own outdoor oasis, surrounded by lush greenery and the tranquility of nature. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to delight. Located in a convenient location, you'll have easy access to local amenities, schools, and transport links, making daily life a breeze. And with no onward chain, you can move into your new home seamlessly without any delays.

Situation

The property is conveniently located just half-a-mile east of Hereford city centre within the sought-after St James area of the city. A number of excellent amenities can be found nearby to include schools and nurseries, shops, public house, Chinese takeaway and church. The Hereford County Hospital and railway station are also located nearby whilst the city centre of Hereford boasts an array of shops, bars, restaurants and facilities.

Accommodation

Approached from the front, in detail the property comprises:

Entrance Hall

Having double-glazed frosted panel composite door, fitted mat flooring, stairs to first floor, door to snug/office and the additional reception room.

Snug/Office

With double-glazed window, inset wood-burning stove and carpet flooring.

Reception Room

With double-glazed window, wood-effect laminate flooring, doors to open-plan kitchen, dining & family room.

Open Plan Kitchen, Dining & Family Room

Double-glazed French doors with side panel window to garden, double-glazed window, orangery roof, range of fitted kitchen units and drawers, integrated dishwasher, work surface with inset sink, worktop electric hob with built-in cooker under, dining space for large furniture, family area which provides room for living furniture, built in American style fridge freezer, door to cellar and door to the utility.

Utility Room

Space for additional white goods and doorway to:

Cloakroom

With frosted window, WC and wash hand basin.

Cellar

12'2" x 22'4" (max) (3.71m x 6.80 (max)) with approximately 5'11" (1.80m) head height, having light, front access hatch, earth flooring.





First Floor

A staircase in entrance hall gives access to first floor landing having carpet flooring, doors to bedrooms and bathroom.

Bedroom One

With double-glazed window to the front and single door wardrobe.

Bedroom Two

With double-glazed window to the front and built-in single door wardrobe.

Bedroom Three

With double-glazed window overlooking the rear garden and double-glazed Velux skylight, built-in double door wardrobe and single door cupboard (housing the combi boiler).

Bathroom

A double-glazed window, bath, cubicle with mains mixer shower, WC and wash hand basin with vanity unit, heated towel rail, tile flooring.



Outside:

There is a gravel garden with shrubbery to the front of the property. The rear garden provides a patio seating area and large lawn gardens. At the rear of the garden is a large metal shed, perfect for storing garden tools or furniture. Past here is an enclosed garden area with apple trees, there is also a right-of way pedestrian access from Harold Street across the neighbouring property which ends at this property.

Services:

All mains services are connected to the property.
Herefordshire council tax band – B

Tenure:

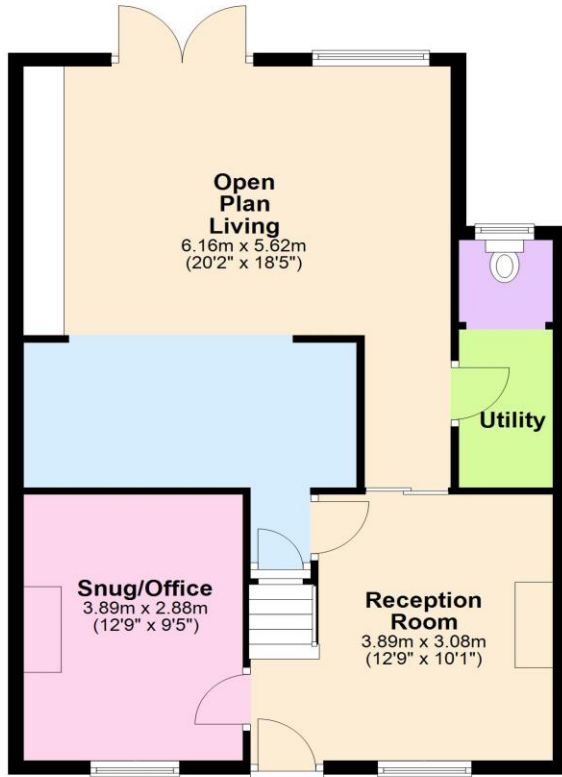
Freehold.

Directions:

The property can be found by leaving the city centre in an easterly direction on St Owen Street. As the road bears right onto Ledbury Road turn right before reaching this point onto St James Road. At the end of the road turn left onto Green Street and then take the next left onto Harold Street. The property will then be located on the left hand side of the road as indicated by the Sunderlands for sale board.



Ground Floor



First Floor



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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.