



3 YARLINGTON MILL

BELMONT, HEREFORD HR2 7UA

£310,000
FREEHOLD

Peacefully situated on the southern outskirts of the city, a deceptively spacious 3 bedroom link detached house offering ideal family accommodation. The property has the added benefit of gas-central heating, double glazing, generously sized living accommodation, a good sized corner plot, modern kitchen and bathroom and to fully appreciate this property we recommend an internal inspection.



3 YARLINGTON MILL

- Popular residential location
- Spacious 3 bedroom link detached house
- 2 large reception rooms & breakfast/kitchen
- Good sized corner plot
- Ideal family home
- Must be viewed



Entrance Hall

With tiled floor, storage space, double glazed window, lighting and glazed panel door to the

Reception Hall

With a vertical radiator, coat hooks, stairs to the first floor and door to the

Lounge

With fitted carpet, double glazed window to the front aspect, double radiator and door to the

Kitchen/Breakfast Room

Fitted with a 1 1/2 bowl sink with mixer tap over, range of wall and base cupboards, ample work surfaces with splashbacks, upright radiator, space for breakfast table, understairs cupboard, built-in double oven and 4 ring hob, high-level glass display cabinets, double glazed window overlooking the rear garden, space and plumbing for washing machine, space for an American style fridge/ freezer, door to the utility room and glazed double doors to the

Dining/Family Room

With double radiator, recessed spotlighting, 2 double glazed windows and door out to the rear.

Utility Room

Formerly the rear part of the garage the room has work surface with cupboards and wine racks under, ladder style radiator, shower cubicle with glazed folding door, recessed spotlighting and door to the

Downstairs WC

With low flush cistern, wash hand basin and ladder style radiator.

Store Room/Study

Formerly the front part of the garage it has double glazed windows to the front aspect, store cupboard shelving and access hatch to the loft space.

First Floor Landing

With fitted carpet, access hatch to the loft space and a built-in airing cupboard also housing the central heating boiler.

Bedroom 1

With fitted carpet, radiator, double glazed window to the front aspect, decorative wall and a range of fitted wardrobes and drawers.

Bedroom 2

With fitted carpet, radiator, double glazed window to the rear and a recess ideal for wardrobes.

Bedroom 3

With fitted carpet, radiator and double glazed window to the front aspect.

Bathroom

With a suite comprising bath with shower unit and glazed screen, wash hand basin, low flush WC, tiled floor, radiator, recessed spotlighting and double glazed window.

Outside

To the front of the property there is an area laid to chippings providing off-road parking with a further parking space in front of what was originally the garage. One of the main features of the property is the extensive rear and side gardens which have been laid to synthetic grass for all year-round use and all enclosed by high fencing and walling for privacy. There is an area perfect for entertaining with a covered pergola in use as an alfresco home bar. Access leads to a useful timber garden shed/summer house with further covered storage to the side.

Property Services

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

Outgoings

Council tax band 'C' - £2,141 for 2025/2026

Water and drainage rates are payable.

Directions

Proceed south out of Hereford city on the A465 Abergavenny Road, at the Tesco Roundabout turn left onto Southolme Road at the next mini roundabout turn left onto Waterfield Road and then first left onto Yarlington Mill.

Viewing

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

Money Laundering Regulations

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

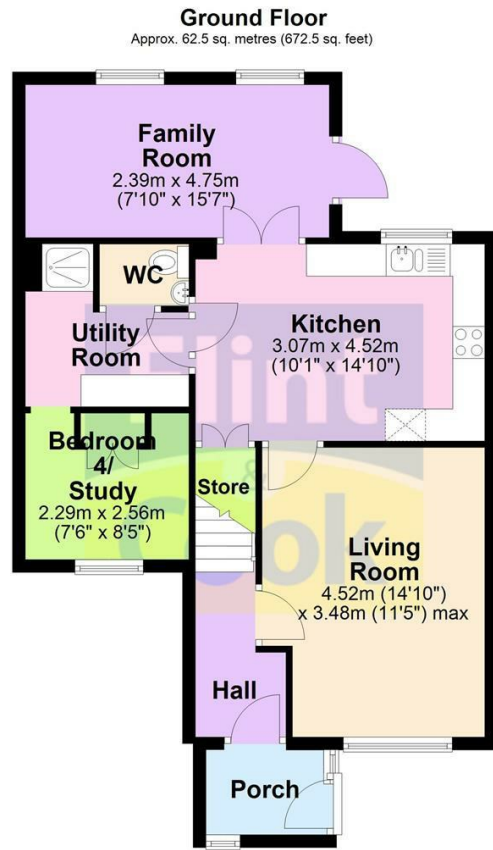
Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

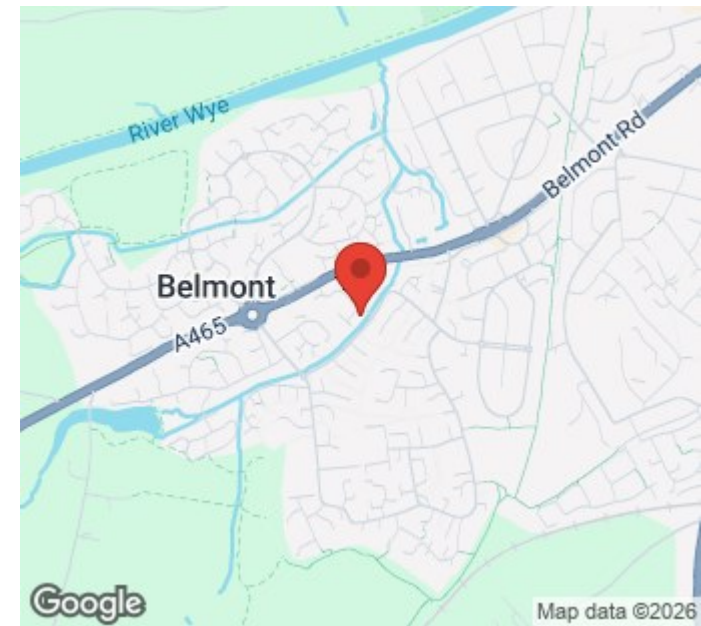
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Total area: approx. 97.6 sq. metres (1051.0 sq. feet)

EPC Rating: D **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	67	74
(39-54) E		
(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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