



House - Semi-Detached (EPC Rating: D)

**2 THE BARN UPPER LYDE, HEREFORD,
HEREFORDSHIRE, HR4 8AE**

£1,350 Per Calendar Month



3 Bedroom House - Semi-Detached located in Hereford

| A Semi Detached Property Set Within A Lovely Rural Position | Allocated Parking For Two Vehicles | Three Bedrooms | Ensuite WC | Kitchen | Sitting Room | EPC Rating D | Available For Occupation In August 2026 |

The Property

A semi-detached property situated in a rural position a short distance North of Hereford. The property is presented to a lovely standard along with allocated parking for two vehicles, front and rear gardens along with lovely countryside.

The front door opens into the entrance hallway with staircase rising to first floor landing, wall mounted coat hooks, wall mounted panel radiator, wood effect laminate flooring, and doors off leading to the kitchen and sitting room.

The kitchen offers a selection of base and wall mounted cabinets with square edge oak worksurfaces, Belfast style double drainer sink, a feature Rangemaster cooker with electric hob and ovens, stainless steel extractor fan, splashback wall tiling, tiled flooring, wall mounted panel radiator, two storage cupboards with one housing space and plumbing for washing machine, recess area for fridge freezer, downlighters, spotlighting and tiled flooring.

The sitting room has double patio doors to front and rear, two wall mounted panel radiator, TV point, broadband connection, wall mounted wooden shelving and wood effect laminate flooring.

Upstairs there are three bedrooms with two bedrooms having built in storage. The bedroom to the left-hand side of the staircase benefits from an ensuite WC with pedestal wash hand basin, panel radiator, wood effect laminate flooring, and window to front.

The main bathroom offers a suite to include WC, pedestal wash hand basin, panel enclosed bath with separate hot and cold taps along with a shower over and splashback screen to side, wall tiling, panel radiator, and tiled flooring.

Outside there is allocated parking for two vehicles, and a lawned front garden. To the rear of the property

is a private and enclosed patio seating area for ease of maintenance. To the side of the patio are lovely far reaching open countryside views.

Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £40,500.00. Should a guarantor be required to support an application, an income of £48,600.00 would be required.

Services And Expenditure

Services - Mains electricity and water. Private drainage via a shared system. There is a monthly fee payable of £23.33 for this service. Oil fired central heating.

Hereford County Council - Tax - Band D

Broadband Connectivity - 1800Mbps Download.
1000Mbps Upload - Ultrafast - Source Ofcom

Tenancy Information And Permitted Payments

For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



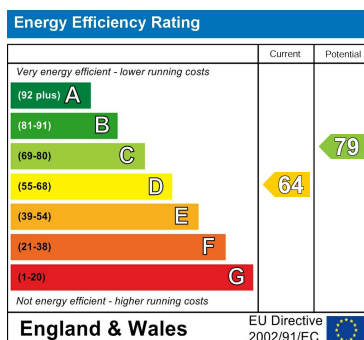
FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,
HEREFORDSHIRE, HR4 9AP



Council Tax Band

D

Energy Performance Graph



Call us on

01432 355455

lettings@flintandcook.co.uk

<https://www.flintandcook.co.uk/>

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 are advised to recheck the measurements.

