



17 Ryeland Lane, Kingstone, Hereford, HR2 9TS

Asking Price £230,000



## 17 Ryeland Lane, Kingstone, Hereford, HR2 9TS

Trivett Hicks is pleased to offer this well presented two double bedroom semi detached property within the exciting recent development built by Lagan Homes. The property offers entrance hall, living room, fitted kitchen/dining room with integrated oven & hob, cloakroom Wc all to the ground floor. To the first floor two double bedrooms and a separate bathroom with shower.

Outside the property is approached by driveway providing off road parking for two cars with the benefit of EV point. Side gate gives access back to the rear of the property. The rear garden has been tastefully landscaped comprising of lawn, patio area all enclosed by wooden panelled fencing.

### FULL DETAILS

#### ENTRANCE HALL 13'2" x 2'11" (4.02m x 0.89m)

Radiator, stairs to the first floor, door to:

#### LIVING ROOM 13'2" x 9'5" (4.02m x 2.87m)

Double glazed window to the front aspect, radiator, TV points, power points and mains wired smoke detector, door to:

#### FITTED KITCHEN/DINING ROOM 12'7" x 12'8" (3.84m x 3.86m)

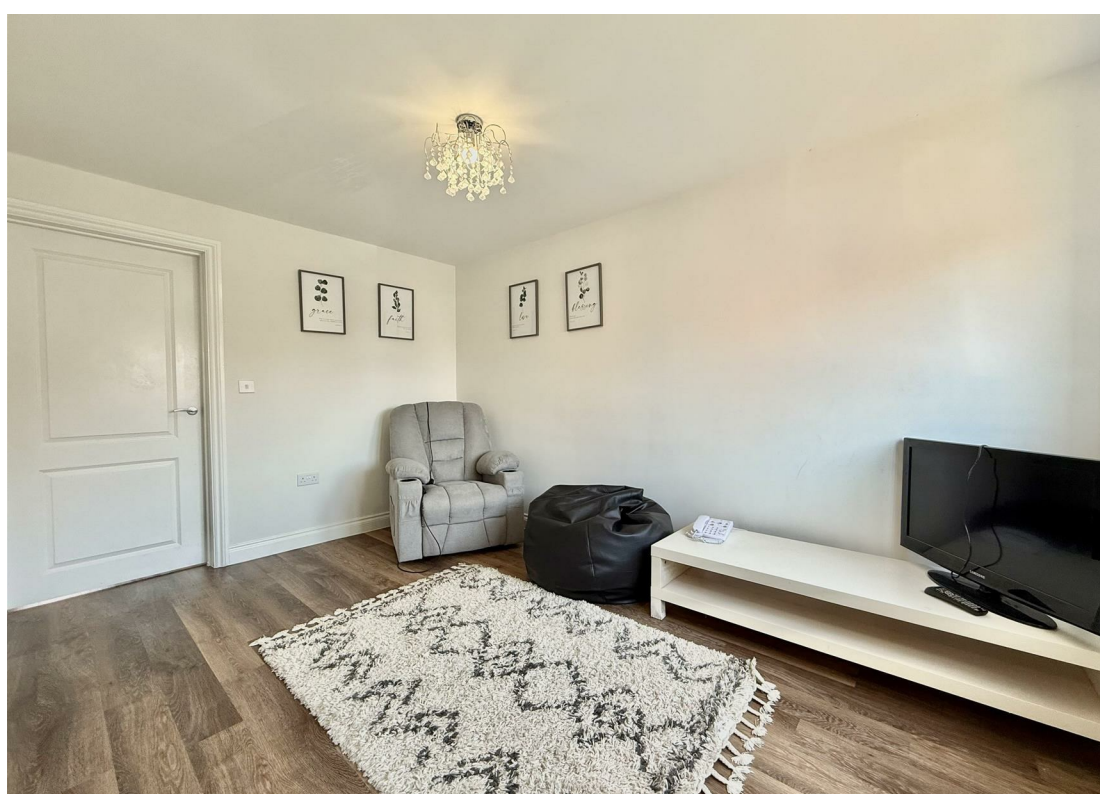
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, splash back surround, plumbing for automatic washing machine and dishwasher, space for fridge/freezer, dishwasher and automatic washing machine, fitted electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to the rear aspect, radiator, oak coloured karndeian style vinyl flooring, power points, ceiling spotlights, wall mounted Ideal gas boiler serving heating system and domestic hot water, double glazed double doors to the rear garden, door to:

#### CLOAKROOM 5'2" x 2'11" (1.58m x 0.89m)

Fitted with two piece suite comprising pedestal wash hand basin with tiled splashback, low-level WC, extractor fan, radiator and oak coloured Karndeian style vinyl flooring.

#### LANDING

Power point, doors to:





#### **BEDROOM ONE 11'3" x 12'8" (3.44m x 3.86m)**

Double glazed window to the front aspect, fitted double wardrobe with full-length mirrored sliding doors, radiator and power points

#### **BEDROOM TWO 8'1" x 12'7" (2.47m x 3.83m)**

Double glazed window to the rear aspect, radiator and power points.

#### **BATHROOM**

Fitted with three piece suite comprising panelled bath with mains pressure power shower over and glass screen, pedestal wash hand basin, low-level WC, tiled splashbacks, extractor fan, shaver point, obscure double glazed window to the side aspect, ceramic style laminate flooring and ceiling spotlights, door to:

#### **OUTSIDE**

The property is approached by driveway providing two parking spaces, paved pathway then leads to the front door. To the right hand side of the front door shrub beds border with EV point above. Side gate gives access to the rear garden, this being laid lawn with patio area. Garden store situated to the one side with the whole being enclosed by wooden panelled fencing.

#### **DIRECTIONS**

#### **COUNCIL TAX**

Band 2026/2027 (A reduction may be applicable for single occupancy).

#### **LOCAL AUTHORITY**

Herefordshire Council. Tel: 01432 260000.

#### **TENURE**

Freehold.

#### **TO VIEW**

Viewings are strictly by arrangement with the agents Trivett Hicks, 10 St Peters Street, Hereford Tel: 01432 274300.

#### **MONEY LAUNDERING REGULATIONS**

Prospective purchasers will be asked to produce photographic identification documentation during the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing a sale.

#### **N.B.**

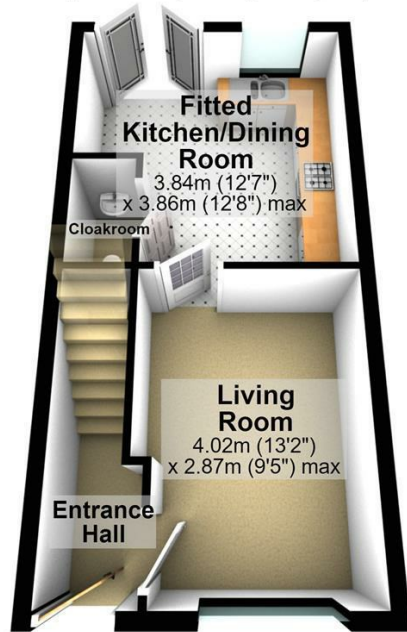
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective purchasers satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.



## Floor Plan

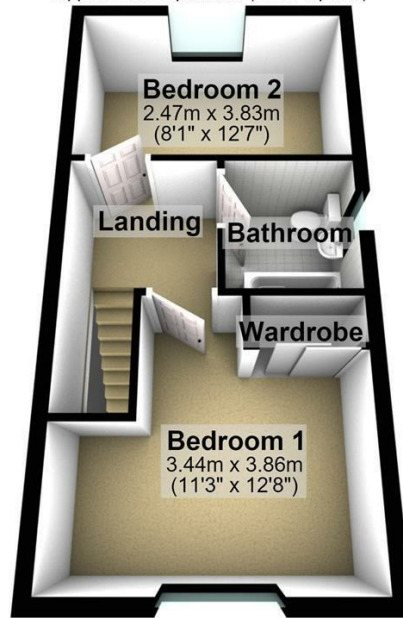
### Ground Floor

Approx. 30.7 sq. metres (330.9 sq. feet)



### First Floor

Approx. 30.6 sq. metres (329.9 sq. feet)

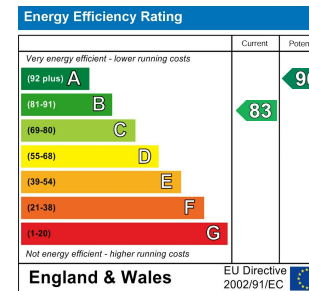


Total area: approx. 61.4 sq. metres (660.8 sq. feet)

## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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