



BARRY
Bufton

ESTATE AGENT • AUCTIONEER • VALUER

27 High Street, Bromyard, Herefordshire HR7 4AA

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Towards the end of a quiet no-through road in an elevated south facing position close to the Kempson Players field and within walking distance of the town centre and its amenities.

A Spacious Semi-Detached Two-Bedroom House with uPVC Double Glazing, Mains Gas Central Heating, Modern Fitted Kitchen with Appliances and some Period Features.

**57 YORK ROAD
BROMYARD
HR7 4BG**



Comprising

Hall, Cloakroom, Through Lounge, Breakfast Kitchen, Porch, Landing, Two Double Bedrooms, Bathroom, Ample Car Parking, Attractive Rear Garden. EPC - F

Offers in the region of £285,000

57 York Road, BROMYARD HR7 4BG

57 YORK ROAD is towards the end of a quiet no-through road of mainly period houses close to the Kempson Players field which affords attractive walks. It is also within walking distance of the town centre, all its amenities, and the two schools. This spacious semi-detached house, which is in an elevated south facing position, has uPVC double glazing, mains gas central heating from a Worcester combi-boiler to radiators, modern grey fronted fitted kitchen units with appliances, fitted carpets or board style floor coverings, exposed pine doors and in the lounge a multi-fuel stove. Outside there is ample parking and an enclosed rear garden with large timber frame building.

The accommodation, with approximate measurements, comprises:-

uPVC front door to

HALL with laminate floor, radiator, hat and coat hooks.

CLOAKROOM WC, hand basin, wall mounted Worcester mains gas boiler, tiled floor, window.

THROUGH LOUNGE



Fitted carpet, brick surround fireplace with hearth, oak beam over and opening housing a multi-fuel stove. Radiator, picture rail, window to front and rear gardens.

BREAKFAST KITCHEN



Modern range of base and wall units with grey fronts of cupboards and drawers, integral eye level double oven, integral eye level fridge with freezer under, integral dishwasher, wood style work surfaces with tiled splashbacks, inset stainless steel 1.5 bowl sink, inset four-ring gas hob with stainless steel extractor hood over. Board style floor, 12 inset ceiling lights, two windows to side and window to rear. Door to

PORCH Plumbing for washing machine, door to rear garden.

Carpeted stairs to

LANDING with carpet, window and access to loft space.

DOUBLE BEDROOM



Fitted carpet, radiator, Edwardian style fireplace surround, picture rail, door to build-in wardrobe with hanging rail, window to rear and



window to side with view to Bromyard Downs.

DOUBLE BEDROOM Fitted carpet, Edwardian style fireplace surround, radiator, door to built-in cupboard, window to rear.

LARGE BATHROOM



White suite of P-shaped panelled bath with glazed screen, electric shower with rain water head and hand head over, hand basin and WC. Vinyl floor, inset lights and window.

OUTSIDE

Wide opening to a concrete and chipping area for **CAR PARKING**.

Concrete path with borders of shrubs to the front door.

REAR GARDEN

Lap fence and trimmed hedge each side and lap fence in concrete sleeper posts to rear.



Concrete terrace and steps to a chipping area, lawn, borders of shrubs and a **LARGE TIMBER SHED** on a concrete base with double doors and windows. Outside tap, side path.

SERVICES

Mains electricity, gas, water and drainage.

COUNCIL TAX BAND - B

DIRECTIONS

From the town centre, turn left in front of the community centre into Old Road. Take the second turn on the right into York Road. Follow through to near the end and the property is on the left.

VIEWING

Strictly by prior appointment with the Agent on 01885 482171.



These plans are for identification and reference only.
Plan produced using PlanItUp
57 York Road, Bromyard

Ref. BB003512

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.