



## 11 HOLMFIRTH CLOSE

BELMONT, HEREFORD HR2 7UG

£179,500  
FREEHOLD

Peacefully situated on the southern outskirts of the city, a 2 bedroom mid-terraced house offering ideal first-time buyer accommodation. The property, which is offered for sale with no one with chain, has the added benefit of double glazing, private rear garden, off-road parking for two vehicles and we recommend an internal inspection.





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- Popular residential location
- 2 bedroom mid terrace house
- Off road parking for 2 vehicles
- Private rear garden
- Ideal for first time buyers
- No onward chain



## Canopy Porch

With uPVC entrance door through to the

## Reception Hall

With tiled floor and archway to the

## Fitted Kitchen

With 1 1/2 bowl sink unit, a range of wall and base cupboards, work surfaces with splashbacks, double glazed window to the front aspect, built-in double oven, space for refrigerator, space and plumbing for washing machine.

## Living Room

With fitted carpet, wall mounted gas fire with fire surround, stairs to the first floor and double glazed door and windows to the rear patio and garden.

## First Floor Landing

With fitted carpet, access hatch to loft space and doors to

## Bedroom 1

With fitted carpet, wall-mounted electric heater, built-in wardrobe and double glazed window to the rear.

## Bedroom 2

With fitted carpet, wall-mounted electric heater, corner store cupboard/airing cupboard, double glazed window to the front aspect.

## Bathroom

With suite comprising bath with shower units over,

pedestal wash hand basin, low flush WC, exposed floorboards, partially tiled wall surround and double glazed window.

## Outside

To the front of the property there's a tandem length driveway providing off-road parking for two vehicles. There are both side and rear access gates giving entry to the private rear garden.

## Property Services

Mains water, electricity and drainage are connected.

## Outgoings

Council tax band 'B' - £1,873 for 2025/2026

Water and drainage rates are payable.

## Directions

Proceed south out of Hereford city on the A465 Belmont Road, at the Tesco roundabout turn left onto Southolme Road, first left into Eastholme Road and then first right into Holmfirth Close.

## Tenure & Possession

Freehold - vacant possession on completion.

## Viewing

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

## Opening Hours

Monday - Friday 9.00 am - 5.30 pm

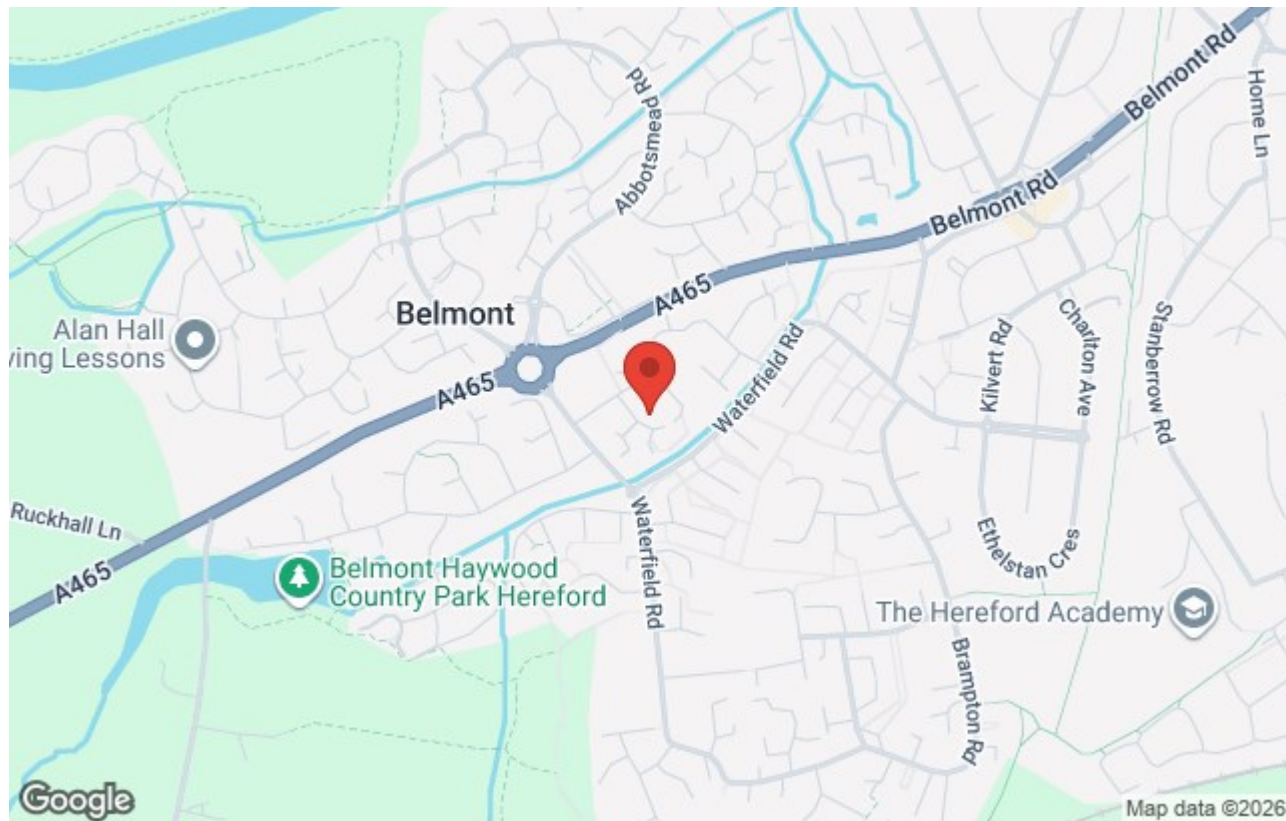
Saturday 9.00 am - 1.00 pm

### Money Laundering Regulations

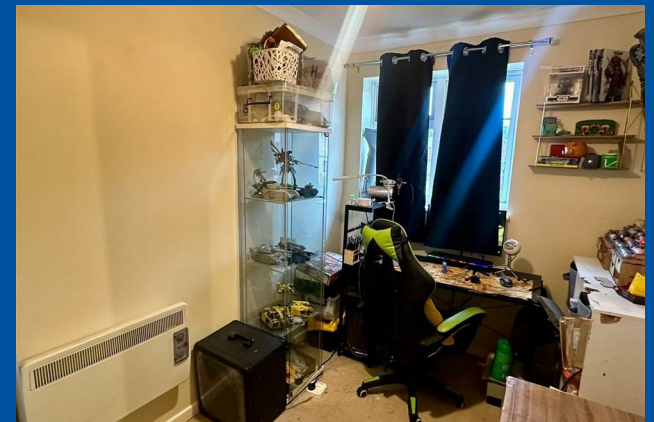
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### Residential lettings & property management

We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.




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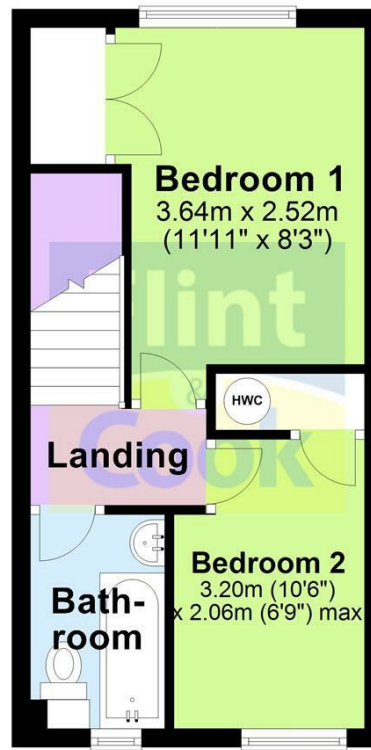
## Ground Floor

Approx. 27.3 sq. metres (293.7 sq. feet)





## First Floor

Approx. 27.4 sq. metres (295.0 sq. feet)



Total area: approx. 54.7 sq. metres (588.8 sq. feet)

**EPC Rating: D**    **Council Tax Band: B**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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