

for sale

£145,000



**Yew Tree Court Whitecross Road Hereford HR4 0DJ**

Ideal for First Time Buyers and Investors alike, this well-presented one bedroom, first floor flat offers comfortable accomodation in a highly sought after area. Only a short walk to the city centre Yew Tree Court is situated just off Whitecross Road and offers a off-road parking space and a garden

# Yew Tree Court Whitecross Road Hereford HR4 0DJ

## Entrance Porch

Frosted door to main building porch.

## Entrance Hall

From porch, door leading to the hall, stairs up to the first floor, adjacent with sash windows to the rear of the property.

## Lounge

14' 7" x 16' 8" ( 4.45m x 5.08m )

Sash windows facing the front of the property, fitted storage cupboard, one centre light point, gas heated radiator.

## Kitchen

5' 3" x 10' 4" ( 1.60m x 3.15m )

Sash window to the side of the property, integrated gas oven and hob, extractor fan, one centre light point, gas boiler, plumbing for washing machine.

## Bedroom One

15' 4" x 10' 3" ( 4.67m x 3.12m )

Sash window to side of property, two gas radiators, one centre light point.

## Bathroom

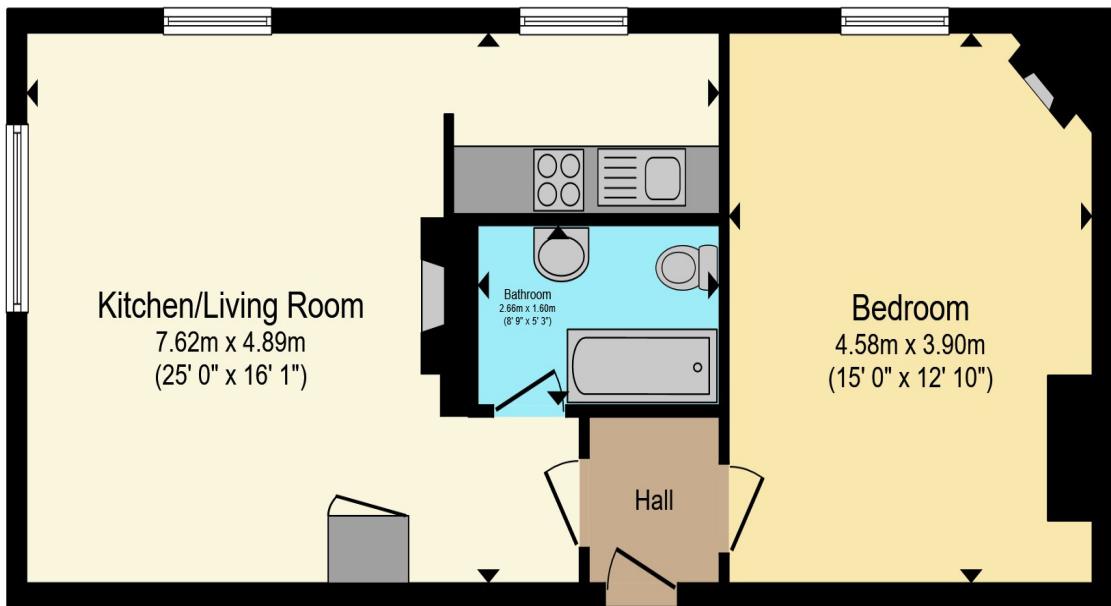
Panelled bath - splash back wall, electric shower head, W.C, wash basin, gas heated towel rail, four ceiling spotlights.

## Garden

Hedge and fence surrounded, adjacent to the front access of the building.







Total floor area 57.3 m<sup>2</sup> (617 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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23 King Street  
 HEREFORD HR4 9BX

Property Ref: HER316219 - 0012

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 924.00

Ground Rent: Ask Agent

**[view this property online connells.co.uk/Property/HER316219](http://www.connells.co.uk/Property/HER316219)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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