

## 12 WHITE HORSE SQUARE WHITECROSS, HERFORD HR4 0HD

£295,000  
FREEHOLD

In a highly sought after location, a deceptively spacious three bedroom extended semi-detached property. Modern fitted kitchen and bathroom. Stylishly presented throughout. Good sized garden and off-road parking. Ideal family home.

We strongly recommend an internal inspection.



# 12 WHITE HORSE SQUARE

- Highly sought after location
- Generous sized living accommodation
- Modern fitted kitchen and bathroom
- Good sized garden and off-road parking
- Stylishly presented throughout
- Ideal family home



Peacefully situated in this popular residential location, a deceptively spacious three bedroom older style extended semi-detached house offering ideal family accommodation. The property is well presented throughout has the added benefit of a modern fitted kitchen and bathroom, gas central heating and double glazing.

Side entrance door through to

## Reception Hall

With wood strip flooring, radiator, understairs store cupboard, carpeted staircase to the first floor and door to

## Downstairs Cloakroom

With low flush WC, corner wash hand basin, partial panel walling, tiled floor and extractor fan.

## Lounge

With wood strip flooring, dado rail, large double glazed window to the front aspect, range of display shelving, radiator, feature fireplace with hearth, display mantel and wood burning stove.

## Modern Fitted Kitchen

With extensive range of wall and base cupboards, ample solid wood work surfaces, butler style sink with pot washer style mixer tap over, wood strip flooring, recessed spotlighting, double glazed window to the front aspect, dome style roof light, large breakfast bar with storage below, range style cooker with tiled

splashback and cooker hood over, built-in dishwasher, American style fridge freezer and door to

## Utility Room

With tiled floor, space and plumbing for automatic washing machine and tumble dryer, sink with storage below and shelving over.

From the Kitchen, open plan access to

## Dining/Family Room

With wood strip flooring, upright radiator, large double glazed window and double glazed double doors to the rear patio and garden.

## First Floor Landing

With fitted carpet, access hatch to loft space, useful storage cupboard with shelving, tunnel roof light and door to

## Bedroom 1

With fitted carpet, radiator, large double glazed window to the front aspect, picture rail and space for wardrobes.

## Bedroom 2

With fitted carpet, radiator, double glazed window overlooking the rear garden, built-in airing/store cupboard housing the gas central heating boiler.

## Dressing/Study Area

With built-in desk unit/dressing table with storage below.

## Bedroom 3

With fitted carpet, radiator and double glazed window to the rear.

## Bathroom

With suite comprising bath with handheld shower attachment over and partially tiled wall surround, low flush WC, vanity wash hand basin with storage below and touch light mirror over. Large shower cubicle with glazed sliding door and rainwater style shower head, ladder style towel rail/radiator, Velux roof light, recess spotlighting extractor and further double glazed window.

## Outside

The front garden has been paved for easy maintenance and provides off-road parking facilities for one vehicle. There is also a useful outside tap.

To the immediate rear of the property there is a paved patio area perfect for entertaining with steps leading to the main garden which is laid to lawn with raised flower borders enclosed by fencing for privacy with further decked area and access to detached Garden Storage Shed.

## Property Services

Mains water, electricity, drainage and gas are connected. Gas-fired central heating.

## Outgoings

Water and drainage rates are payable.

## Directions

From the Flint & Cook office proceed west along King Street continuing to St Nicholas Street. Cross over the

traffic lights into Barton Road and continue to West Faling Street. Turn right into White Horse Street and then first left into White Horse Square.

## 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

## Tenure & Possession

Freehold - vacant possession on completion.

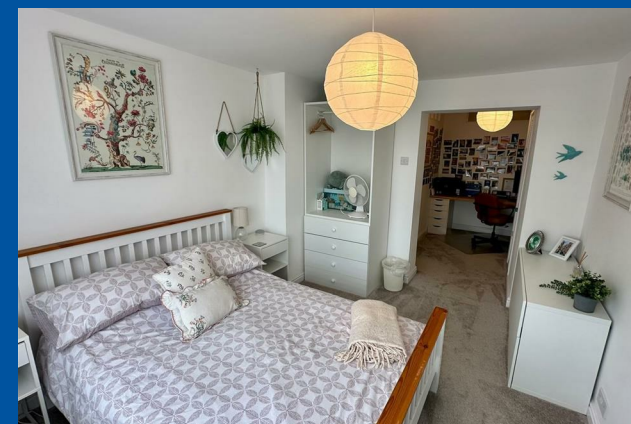
## Money Laundering Regulations

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

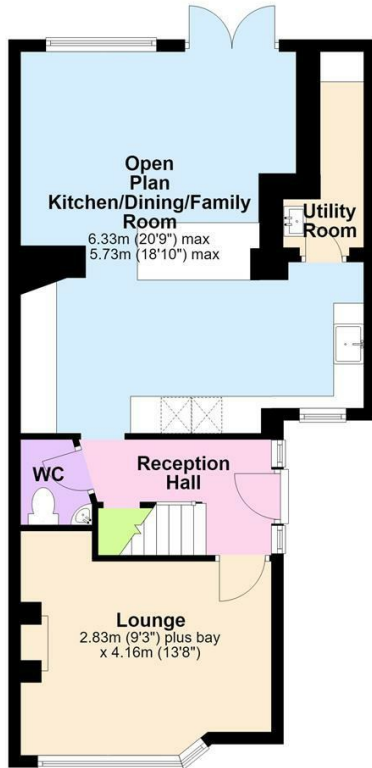
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

# 12 WHITE HORSE SQUARE

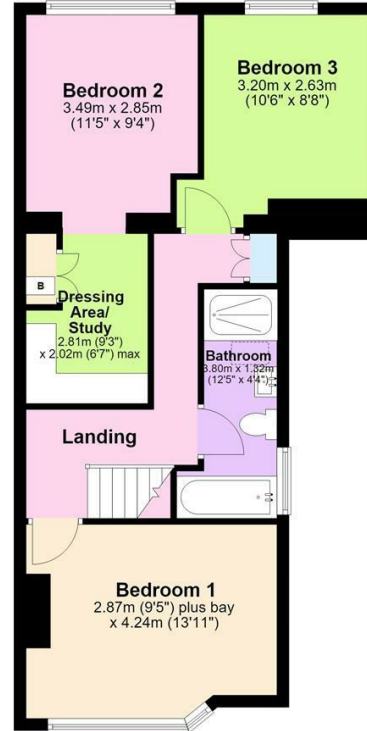




**Ground Floor**  
Approx. 57.1 sq. metres (614.2 sq. feet)

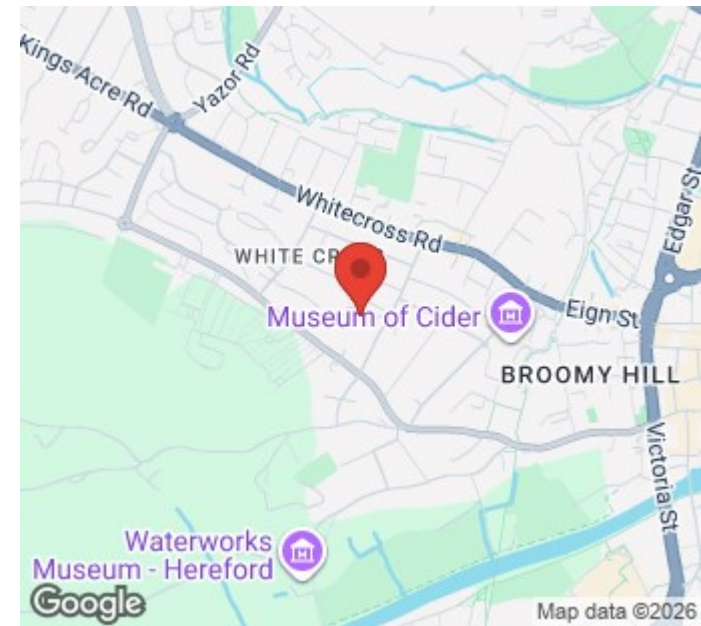


**First Floor**  
Approx. 53.0 sq. metres (570.1 sq. feet)



Total area: approx. 110.0 sq. metres (1184.3 sq. feet)  
**12 White Horse Square, Hereford**

**EPC Rating: D Herefordshire Council Council Tax Band: C**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	73
(39-54) E			
(21-38) F			
(1-20) G			
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

Flint and Cook Hereford Sales  
22 Broad Street  
Hereford  
Herefordshire  
HR4 9AP

01432 355455  
hereford@flintandcook.co.uk  
flintandcook.co.uk

