



28 Yates Hay Road, Malvern, WR14 1LH  
Guide Price £285,000



Philip Laney & Jolly Malvern welcome to the market this two bedroom semi detached family home, ideally located on Yates Hay Road. The property offers an excellent opportunity for first time buyers or those seeking a comfortable and well balanced home.

Inside, there are two welcoming reception rooms, perfect for entertaining guests. The well appointed kitchen is complemented by a useful utility area and a downstairs WC, adding to the practicality of the layout.

To the first floor, the property offers two generous bedrooms along with a bathroom with additional shower cubicle, providing flexible facilities for everyday living.

Outside, the home benefits from off road parking for several vehicles, a garage, and a rear garden, ideal for outdoor relaxation or keen gardeners. Additional features include double glazing and gas central heating, ensuring comfort throughout the year.

Offered with no onward chain, this property is ready for its next owners to move straight in and make it their own. With its desirable location and thoughtful accommodation, this is a wonderful place to call home.

EPC: D Council Tax Band: B Tenure: Freehold

#### Entrance

Composite front door opens to reception rooms. Stairs rising to first floor.

#### Living Room

Double glazed bay window to the front aspect. Wooden fireplace with gas effect fire and tiled hearth. Two wall light points. Exposed wooden floor. Ceiling light point and radiator.

#### Dining Room

Double glazed window to side aspect. Two wall lights. Ceiling light point and radiator. Understairs storage cupboard with shelving and ceiling light point.

#### Kitchen

Double glazed window and door to side aspect. Kitchen fitted with a range of wall and base units with worksurface over. Stainless steel one and a half sink and drainer, 4 ring gas hob and electric oven. Space for undercounter fridge and space and plumbing for dishwasher. Radiator. Ceiling strip light. Tiled flooring.

#### Utility Room

Double glazed window to side aspect and double glazed door to rear. Ceiling strip light. Tiled flooring.

#### WC

Obscure double glazed window to rear aspect. WC and tiled floor.

#### Bedroom 1

Double glazed window to front aspect. Built-in storage cupboard with hanging rail. Radiator and ceiling light point.





#### **Bedroom 2**

Double glazed window to rear aspect. Radiator and ceiling light point. Wooden flooring.

#### **Bathroom**

Obscure double glazed window to rear. Shower cubicle, pedestal wash hand basin and low level WC. Airing cupboard with shelving and housing 'Worcester' combination boiler. Ceiling light point. Radiator and shelving.

#### **Rear Garden**

Mainly laid to lawn and enclosed by timber panel fencing. Greenhouse and outside tap. Block paved seating area. Timber gates.

#### **Garage**

Up and over doors. Window to the side aspect and single glazed door.

#### **Council Tax MHDC**

We understand the council tax band presently to be : B

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### **Tenure - Freehold**

We understand that the property is offered for sale Freehold.

#### **Services**

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### **Floorplan**

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### **Broadband**

We understand currently Full Fibre Broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker/my-products>

#### **Mobile Coverage**

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### **Financial Services**

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### **Verifying ID**

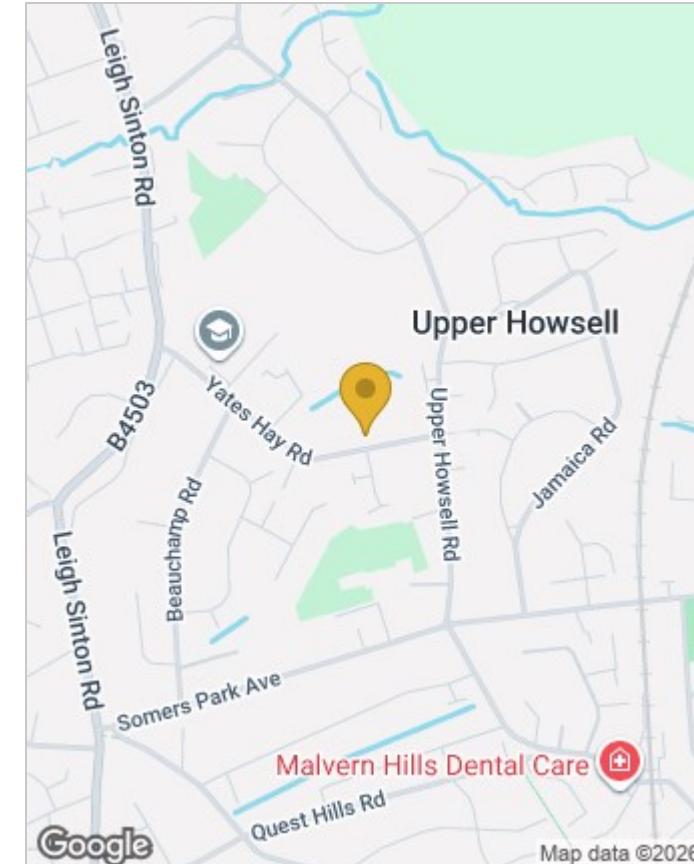
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### **Viewings**

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturdays.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(70-80)	C		
(55-69)	D		
(38-54)	E		
(21-37)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	64
EU Directive 2002/91/EC			

## Viewing

Please contact our Malvern Office on 01684575100 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 firms employment has the authority to make or give any representation or warranty in respect of the property.