



House (EPC Rating: D)

# 5 KYRLE STREET, HEREFORD, HR1 2EU

Per Month

# £1,100 Per



# 3 Bedroom House located in Hereford

|Semi Detached Property | Spacious Accommodation | Three Bedrooms | Two Reception Rooms | Kitchen | Dining Room | Guest WC | Enclosed Rear Garden And Outside Storage | Driveway Parking | Available For Occupation Early August 2026 Subject To Referencing | EPC Rating D |

## The Property

The entrance door opens in a hallway with staircase rising to first floor landing, wall mounted coat hooks, panel radiator, understairs storage cupboard and wooden flooring. To the rear of the hallway is a guest WC.

The property offers two receptions rooms. To the right hand side of the hallway the first reception has windows to front, recessed shelving and panel radiator. Suitable for use as a study or home office.

The left hand reception room offers a spacious area with exposed brickwork, wall mounted panel radiators and wooden flooring.

To the rear of the property is the kitchen with a separate dining room. The kitchen offers a selection of base and wall mounted cabinets, windows to side, single drainer sink, square edge worksurfaces, 4x ring gas hob, integrated oven, splashback wall tiling, wall mounted boiler, space and plumbing for washing machine, space for undercounter fridge and wood effect laminate flooring. The dining area has a window to side, several wall and base mounted cabinets, useful storage cupboards and space for dining table and chairs.

Upstairs there are three bedrooms, a separate WC and a bathroom offering panel enclosed bath with shower over, pedestal wash hand basin, wall mounted mirror, splashback wall tiling, panel radiator and wood effect laminate flooring.

Outside to the front of the property is off road private parking, and pathway to the property. To the rear of

the property is an enclosed garden with patio area, low maintenance lawns and useful outside storage.

## Affordability And Household Income

To qualify for the income requirements when applying for this property our referencing company require proof of a minimum household income of £00,000. Should a guarantor be required to support an application, an income of £00,000 would be required.

## Services And Expenditure

Services - Mains electricity, drainage and water. Mains gas central heating.

Hereford County Council - Tax - Band C

Broadband Connectivity - 8000Mbps Download. 8000Mbps Upload - Ultrafast - Source Ofcom

## Tenancy Information And Permitted Payments

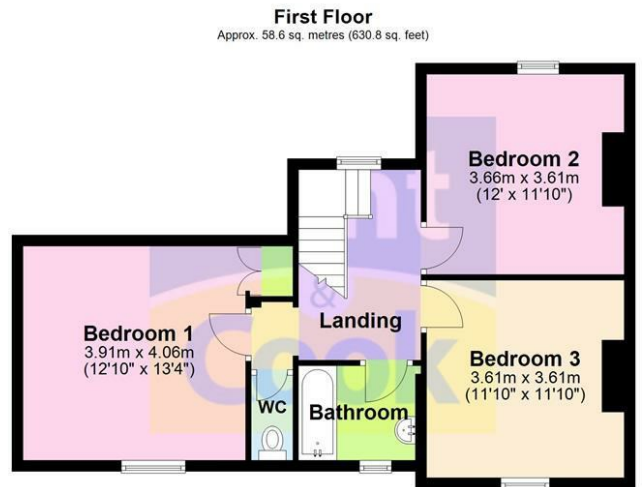
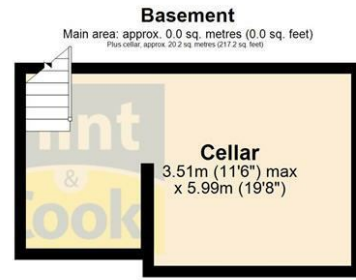
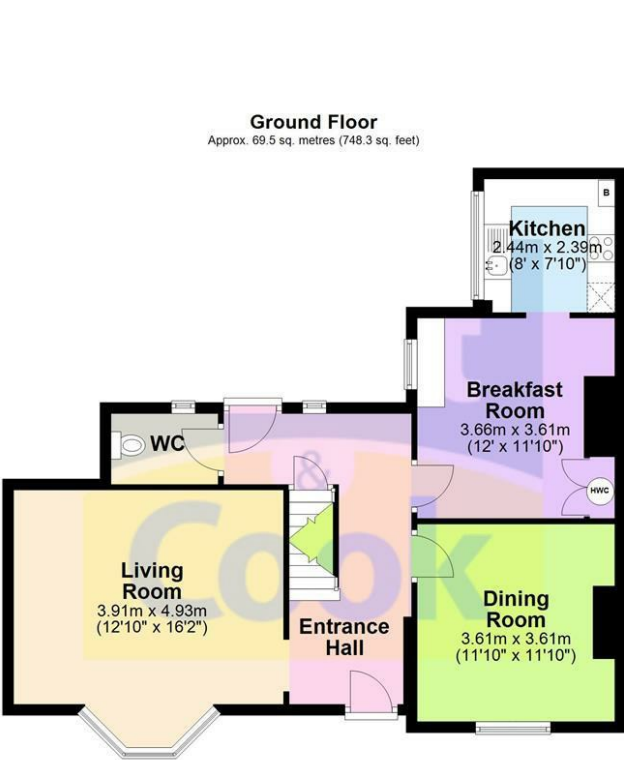
For information and payments in relation to the property please follow the Tenancy Information link. This can be found above or below the asked rent when visiting Rightmove, On The Market and Zoopla. If viewing on our own website this information can be found by selecting Tenant Guide from the To Let drop down menu.

## Viewings

In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



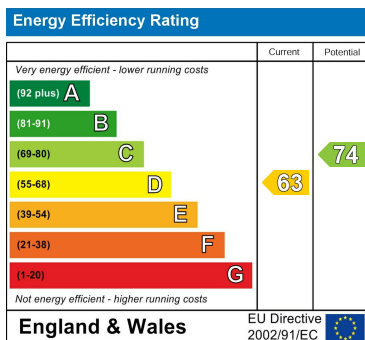
FLINT AND COOK HEREFORD LETTINGS | 22 BROAD STREET, HEREFORD,  
HEREFORDSHIRE, HR4 9AP



Main area: Approx. 128.1 sq. metres (1379.1 sq. feet)  
Plus cellar, approx. 20.2 sq. metres (217.2 sq. feet)

Council Tax Band

Energy Performance Graph



Call us on

**01432 355455**

[lettings@flintandcook.co.uk](mailto:lettings@flintandcook.co.uk)

<https://www.flintandcook.co.uk/>

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 are advised to recheck the measurements.