



House - Terraced (EPC Rating: D)

8 HAROLD STREET, HEREFORD, HR1 2QU

£1,100 Per Calendar Month



2 Bedroom House - Terraced located in Hereford

| A Terraced Property Situated Within A Popular Residential Street | Convenient Location To The City | Two Good Sized Bedrooms | Two Reception Rooms | Kitchen | Bathroom | Enclosed Low Maintenance Courtyard To The Rear | EPC Rating D | Available For Immediate Occupation Subject To Referencing And Landlords Consent |

The Property

The front door opens into an entrance hallway with doors off, staircase rising to first floor landing, wall mounted cupboards housing electric and gas meters, fiber broadband connection, panel radiator, understairs storage cupboard and vinyl flooring.

Off the hallway is the sitting room with two double glazed windows to front, TV aerial, recess storage cupboards, panel radiator and for furnishings.

The dining room has a window to rear, useful double storage cupboards, panel radiator and space for dining table and chairs.

Off the dining room is a useful room which could be used as a home office/study.

To the rear of the property, is the kitchen with a selection of base and wall mounted cabinets, stainless steel sink, space for cooker, space and plumbing for washing machine, splashback wall tiling, spotlighting, panel radiator, vinyl flooring and double patio doors leading out to the gardens.

Upstairs, there are two double bedrooms along with bathroom. The bathroom offers WC, pedestal wash hand basin, panel enclosed bath with shower over and splashback screen to side. wall tiling, panel radiator, wall mounted towel rail, wall mounted cupboard, airing cupboard housing boiler, panel radiator, vinyl flooring and window to rear.

To the rear of the property there's an enclosed courtyard laid to patio slabs for ease of maintenance.

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 £33,000. Should a guarantor be required to support an application, an income of £39,600 would be required.

Property Redress Scheme & Client Money Protection

Flint And Cook Ltd belong to the Property Redress Scheme. The PRS contact information is as follows

The Property Redress Scheme (PRS) Premiere House 1st Floor Elstree Way Borehamwood, Hertfordshire, WD6 1JH. Telephone Number 0333 321 9418 E: info@theprs.co.uk Our scheme number is PRS013108.

Flint And Cook are members of Propertymark and our Client Money Protection is authorised and provided by them.

Services And Expenditure

Services

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

Hereford County Council
Tax - Band B

Broadband Connectivity Guide For The Postcode Area - Source - Ofcom
8000Mbps Download. 8000Mbps Upload - Ultrafast

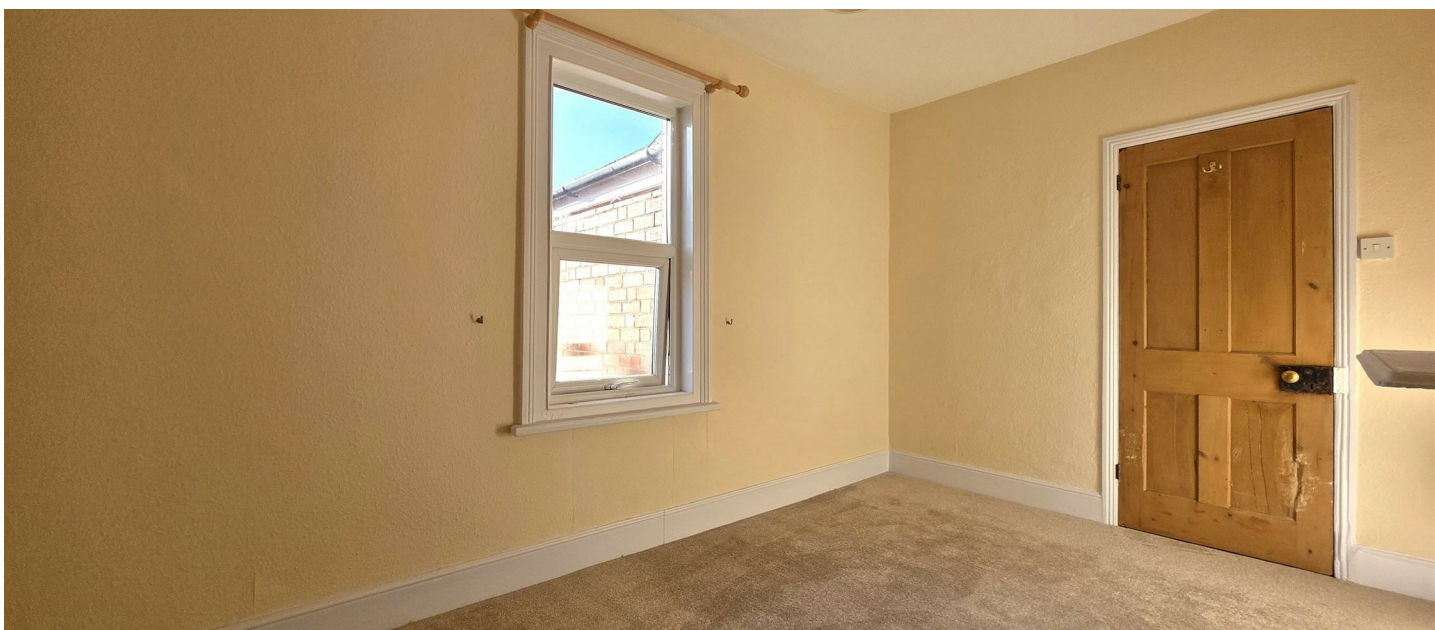
Mobile Phone Coverage Guide For The Postcode Area - Source Ofcom
EE - Good outdoor and in home. 74% are able to make a video call /stream.
Three - Good outdoor 73% are able to make a video call /stream.
O2 - Good outdoor, variable in home. 71% are able to make a video call /stream.
Vodafone - Good outdoor, variable in home. 56% are able to make a video call /stream.

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

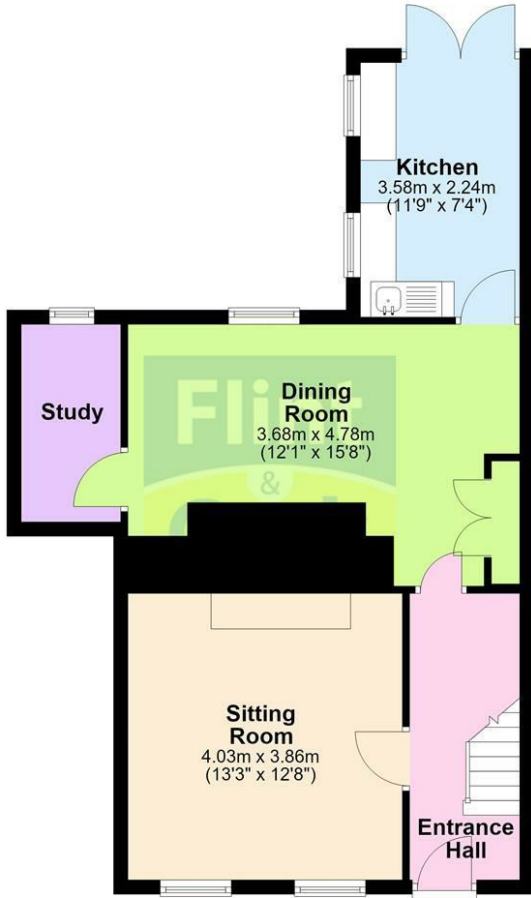
In order to request a viewing we ask that all applicants complete our Pre-Qualifying application through our referencing and tenancy platform Goodlord.



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

Ground Floor

Approx. 51.5 sq. metres (554.7 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.2 sq. feet)

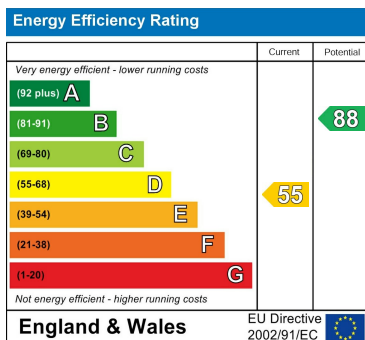


Total area: approx. 101.4 sq. metres (1091.0 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

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<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.