





Freehold House - Semi-Detached

# 45 YORK ROAD, BROMYARD, HEREFORDSHIRE, HR7 4BG

# £310,000

## FEATURES

- Spacious 3 Bedroom Victorian Semi-Detached House
- 2 Reception Rooms & Kitchen with Utility
- Attractive Enclosed Garden
- Off Road Parking with Rear Access
- Within Walking Distance of the Town Centre
- Beautifully Presented with 1171 sq ft

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Flint & Cook

# 3 Bedroom House - Semi-Detached located in Bromyard

The property is set back behind a wall capped with decorative engineering brick and approached via a pathway and step to the

### Entrance Hallway
With entrance door with glazed lights, fitted door mat, carpet and ceiling light.

### Living Room/Dining Room
Window to side, open fireplace with stone hearth and wood-burning stove, carpet, ceiling light fitment and enclosed radiator with feature book case.

### Sitting Room
A lovely light room with bay window, open fireplace with basket and stone hearth, radiator, carpet and ceiling light.

### Kitchen/Diner
A good-sized light room with a range of recently fitted kitchen units in grey, with wood-effect work surfaces, feature metro tiles, stainless steel 1¼ sink, space for dishwasher, space for tumble-drier, ceramic hob with extractor over, oven, integrated fridge and freezer, ceiling spot lights, ceiling light, radiator and cupboard housing Worcester Bosch boiler for heating and hot water, wood-effect flooring, window to side and French doors to the garden. There is plenty of room for a table and chairs and also also a pantry with shelving, light, fuse box and space for a freezer.

### W/C Utility Room
With wood-effect flooring, space and plumbing for a washing machine, WC, wash-hand basin with cupboard under, light and window to the rear.

### Landing
With carpet to stairs and landing, ceiling light and hatch to loft space which is partly boarded and with window.

### Bedroom 1
Two windows to the front, carpet, ceiling light and radiator.

### Bedroom 2
Ceiling light, carpet, radiator and window to side.

### Bedroom 3
With 3 windows, carpet, ceiling light, radiator and cupboard.

### Bathroom
White suite comprising, bath, pedestal wash-hand basin, low-level WC, corner shower with Mira shower fitment, tiled surrounds, radiator, ceiling light, vinyl flooring and window to the side.

### Outside
The property is set back from the road with a path to the front door and to the side gate with access to the rear. There is a gravelled area edged with engineering brick and planted with shrubs, a border to the front of the house and fencing with low hedge to the boundary.

To the side, there is a wide path with plenty of storage for bins and log sheds. This opens up to a stone terrace from the kitchen and open lawn with wooden raised beds and steps to a further sunny terrace which provides an excellent entertainment space with barbeque and seating area. There is a shed and gate which opens up onto a concrete parking area with access onto Firs Lane with space for 2 cars. The garden is fully enclosed with fencing and neat conifer hedging.

### Directions
///moons.fork.paintings

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

### Outgoings
Water and drainage rates are payable. Council Tax: Band C

## Viewing Arrangements

Strictly by appointment through the Agent, Flint & Cook (01885) 488166

Opening Hours
Monday - Friday 9.00 am - 5.30 pm
Saturday 9.00 am - 1.00 pm

## Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.



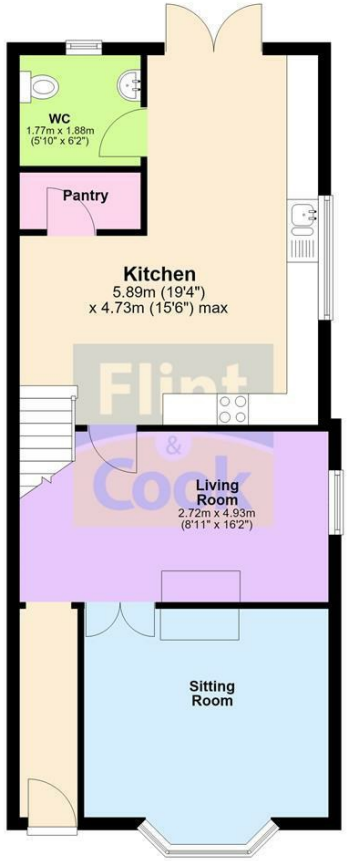






## Ground Floor

Approx. 58.8 sq. metres (633.1 sq. feet)



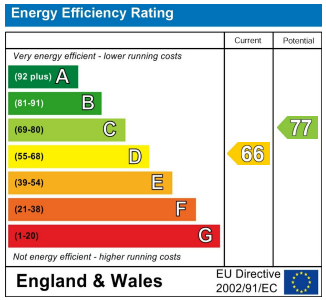

## First Floor

Approx. 50.0 sq. metres (538.3 sq. feet)




Total area: approx. 108.8 sq. metres (1171.5 sq. feet)




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.