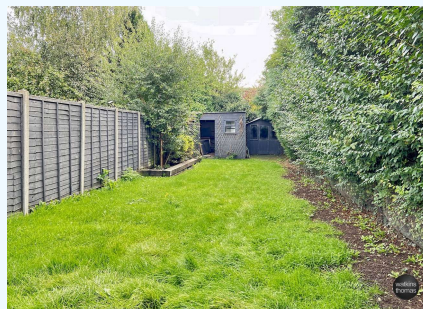




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Newland, Ryelands Street, Whitecross, Hereford, HR4 0LA

'Situated close to Hereford City Centre a well presented, extended, three bedroom semi detached family home having conservatory, gas central heating, double glazing, off road parking and good size enclosed rear garden'

£315,000 (Freehold)

Residential Sales and Lettings

Newland, Ryelands Street, Whitecross, Hereford, HR4 0LA

LOCATION

The property is located close to Hereford City in the popular Whitecross district. In the area are a range of amenities including Sainsburys and Aldi supermarkets and Hereford as a whole offers a wide range of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

The subject property is a well presented three bedroom, extended, semi detached family home with the benefit of gas central heating, double glazing, off road parking and good sized enclosed rear garden. The accommodation comprises entrance hall, downstairs cloakroom, sitting room, dining room, family room, conservatory, kitchen, first floor landing with access to three bedrooms, bathroom and separate wc. In more detail the accommodation comprises:

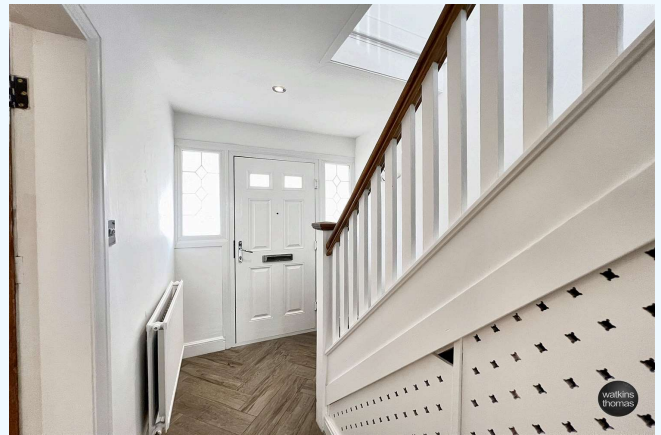
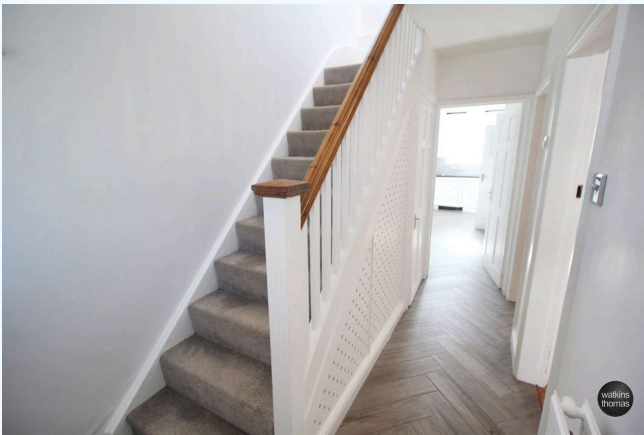
ON THE GROUND FLOOR:

Recessed Entrance Porch

With tiled floor and front aspect double glazed panelled entrance door leading to the entrance hall.

Entrance Hall

With two front aspect double glazed windows, stairs to the first floor, panelled radiator, smoke alarm, inset spot light, tiled flooring, doors to the sitting room, dining room, kitchen and cloakroom.



Cloakroom

With low flush wc, feature wash hand basin with tiled splash back, extractor fan and tiled flooring.

Sitting Area

3.33m (10'11) (maximum) x 3.3m (10'10) (excluding bay)

With front aspect double glazed bay window with fitted shutters, panelled radiator, exposed floor boards, telephone point and access to the dining area.

Dining Area

3.63m (11'11) x 3.33m (10'11) (maximum)

With exposed floor boards, decorative fire surround, panelled radiator, television point and access to the family room.



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Family Room

2.39m (7'10) x 2.31m (7'7)

With telephone point, inset spot lights, panelled radiator, door to the kitchen, double glazed window and door leading to the conservatory.

Conservatory

3.89m (12'9) (maximum) x 3.35m (11'0) (maximum - irregular shaped room)

Of upvc construction with double glazed windows, panelled radiator, side aspect double glazed door, tiled flooring and rear aspect double glazed French doors giving access to the garden.



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Kitchen

5.03m (16'6) (maximum) x 2.39m (7'10) (maximum - L-shaped room)

With rear and side aspect double glazed windows, two rear aspect double glazed velux sky lights, a range of units comprising stainless steel 1½ bowl sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric oven and hob with cooker hood over, space for fridge freezer, plumbing and space for washing machine, cupboard housing the gas central heating boiler, inset spot lights, tiled flooring and panelled radiator.



ON THE FIRST FLOOR:

Landing

With side aspect double glazed window, access hatch to the loft space with pull down ladder, inset spotlights and doors to bedrooms, bathroom and separate wc.



Bedroom 1

3.33m (10'11) (excluding bay) x 2.84m (9'4) (to the wardrobe)

With front aspect double glazed bay window with fitted shutters, panelled radiator, two built-in wardrobes and inset spotlights.

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Bedroom 2

3.63m (11'11") x 3.12m (10'3") (maximum)

With rear aspect double glazed window, inset spotlights and panelled radiator.



Bedroom 3

2.84m (9'4") x 2.41m (7'11")

With rear aspect double glazed window, inset spotlights and panelled radiator.

Bathroom

1.8m (5'11") x 1.8m (5'11")

With front aspect double glazed window, suite comprising panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin, panelled radiator, inset spotlights, extractor fan, partially tiled wall surround, radiator and tiled flooring.



Separate Wc

With side aspect double glazed window and low flush wc.

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OUTSIDE:

To the front of the property is a block paved parking area with side aspect gate which leads to the rear garden. To the immediate rear of the property is a patio area leading to the main garden which is laid to lawn. The lawn area continues to two storage sheds to the rear garden. The garden is enclosed by fencing and hedging to provide a degree of privacy.



COUNCIL TAX BAND C

Payable to Herefordshire Council.

BROADBAND & MOBILE PHONE COVERAGE

Broadband - Ultrafast available.

Mobile Phone Coverage - Please use <https://checker.ofcom.org.uk/en-gb/mobile-coverage> to verify mobile coverage of different networks at this address.

SERVICES

It is understood that mains electricity, gas, water and drainage services are connected to the property. Confirmation in respect of mains service supplies should be obtained by the prospective purchaser. None of the electrical goods or other fittings has been tested and they are sold without warranty or undertaking that they are installed to current standards.

VIEWING

Strictly by appointment through the agents, telephone Hereford (01432) 272280.

DIRECTIONAL NOTE

Proceed out of Hereford along the Whitecross Road turning left into Ryelands Street. Continue along Ryelands Street and the property is located on the left hand side as indicated by the agents for sale board.

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FOR FURTHER INFORMATION

PLEASE CONTACT Steven J. Thomas BSc (Est Man) FNAEA on Hereford (01432) 272280. For a selection of other properties currently available, please visit www.watkinsthomas.co.uk, www.rightmove.co.uk or www.onthemarket.com.

2nd August 2024
ID30037

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been prepared in respect of this property and the results are shown in the adjacent charts. More information is available on request.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

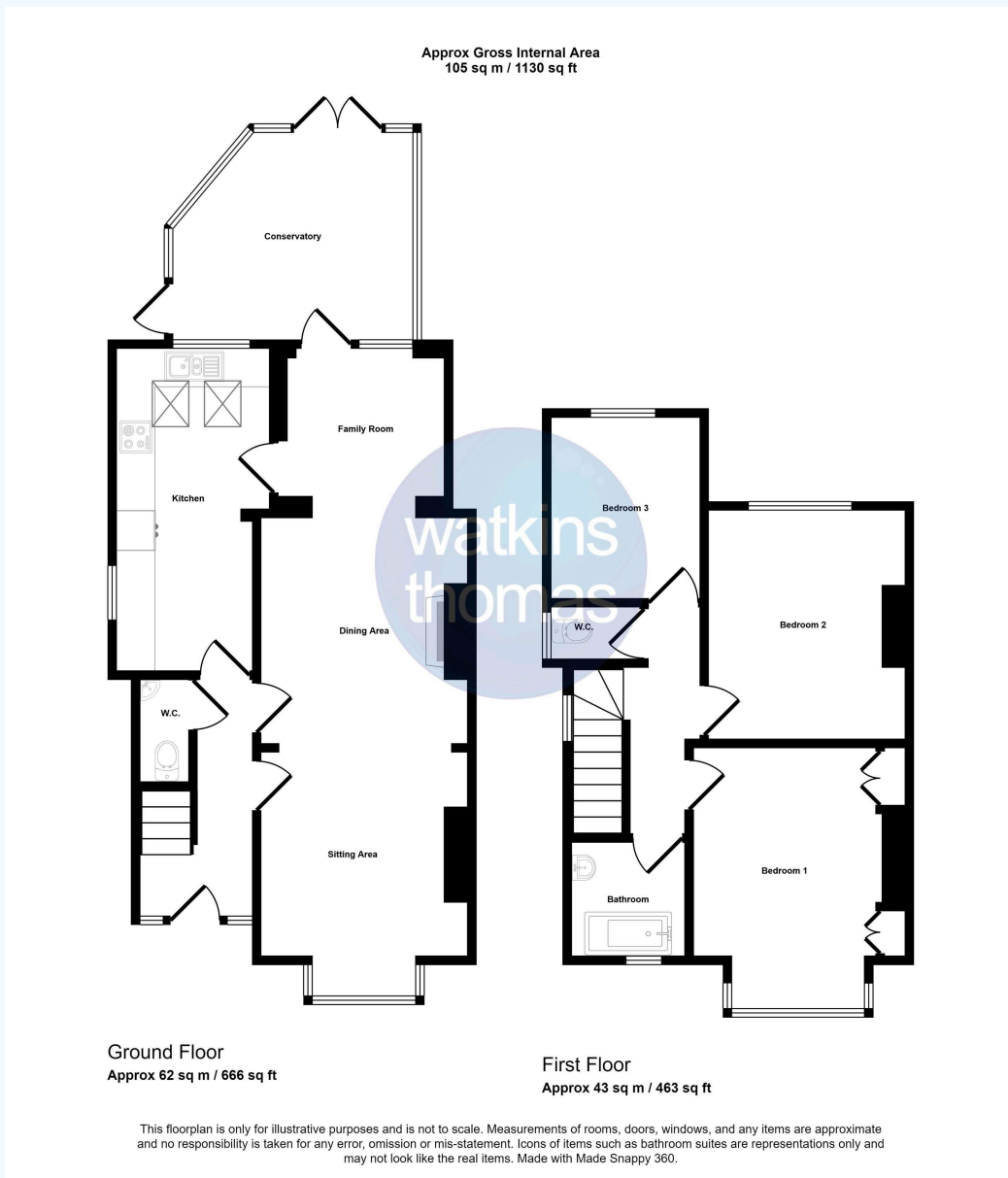
For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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FLOOR PLAN

This floor plan is for illustrative purposes only and measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any error, omission, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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