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4 Palace Yard, Hereford, HR4 9BJ

'Centrally located, in the shadow of Hereford Cathedral, a unique three storey, three bedroom 'town house' of a distinct and individual style'

£225,000 (Freehold)

Residential Sales

4 Palace Yard, Hereford, HR4 9BJ

LOCATION
Palace Yard adjoins the grounds of The Cathedral and The Chained Library building, just off the entrance to the Bishop's Palace. Within easy reach of the property is The River Wye with its amenity value and central Hereford which offers a range of shopping, leisure and recreational facilities.

DESCRIPTION
4 Palace Yard was created approximately thirty years ago and is a unique three storey home which is provided with a gas fired central heating system. To appreciate the property's location and particular attributes a viewing is highly recommended. In more detail the accommodation comprises:

ON THE GROUND FLOOR:

Reception Hall
3.05m (10'0) x 1.78m (5'10)
Approached through a substantial front door with stairway off, coved ceiling, corner cupboard, radiator, understair store, tiled floor and opening to the kitchen and door to:

Shower/Cloakroom
1.93m (6'4) x 1.78m (5'10)
With a shower cubicle with electric shower unit, low level wc and wash basin. Window, extractor unit, radiator and tiled floor.







4 Palace Yard, Hereford, HR4 9BJ

Kitchen/Breakfast Room
3.4m (11'2) x 2.82m (9'3)
With feature windows to the front looking towards The Cathedral and Chained Library, coved ceiling, single drainer sink unit with mixer tap, fitted base cupboards with working surface over, tiled surrounds and eye level cabinets together with a tall matching store cupboard. Electric oven with four ring gas hob over and hood above, built-in fridge, dishwasher and washing machine. Radiator and a tiled floor continues to the:

Principal Living Accommodation
Which in two parts comprises:

Dining Area
3.4m (11'2) x 2.06m (6'9)
With coving to ceiling, radiator and a pair of doors through to:

Sitting Room/Study
2.87m (9'5) x 2.44m (8'0)
With a decorative leaded window, two velux type roof lights, feature fire surround and opening to a lobby with a door to the side passage. Radiator and door to BOILER ROOM/STORE ROOM (5'11 x 3'10) with wall mounted gas fired boiler and fitted shelves.





ON THE FIRST FLOOR:

Landing
5.51m (18'1) x 1.78m (5'10)
With stairway to second floor, coved ceiling, feature window to the front looking towards The Chained Library, radiator and with door to bedrooms 1 and 2 and:

Garden Room/Reading Room
2.54m (8'4) x 2.24m (7'4)
A unique space with feature windows, pitched ceiling and radiator.



4 Palace Yard, Hereford, HR4 9BJ

Bedroom 1
3.35m (11'0) x 3.35m (11')
With a double glazed window enjoying the full view to Hereford's Cathedral and The Chained Library, coved ceiling, radiator, wood laminate flooring and with fitted wardrobe cupboards with cabinets over the bed recess and bedside drawer units.





Bedroom 2
3.4m (11'2) x 2.06m (6'9)
With a window to the rear, coved ceiling, radiator and double wardrobe cupboard with cabinets over a bed recess.



ON THE SECOND FLOOR:

Landing
With two sets of cupboards with mirror fronted doors and with doors to the bathroom and:

Bedroom 3/Studio
4.27m (14'0) x 3.05m (10')
Enjoying the fullest view of The Cathedral and aspects of The Bishop's Palace, radiator, wood laminate flooring, panelled door to airing cupboard with insulated water cylinder and fitted shelves.

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4 Palace Yard, Hereford, HR4 9BJ

Bathroom
3.3m (10'10) x 1.6m (5'3)
With suite comprising bath, low level wc and vanity wash basin with cupboards below. Part tiled surrounds, velux type window, sunken ceiling lights, radiator and with a good range of built-in cupboards with mirror fronted feature doors.







COUNCIL TAX BAND E
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.

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

4 Palace Yard, Hereford, HR4 9BJ

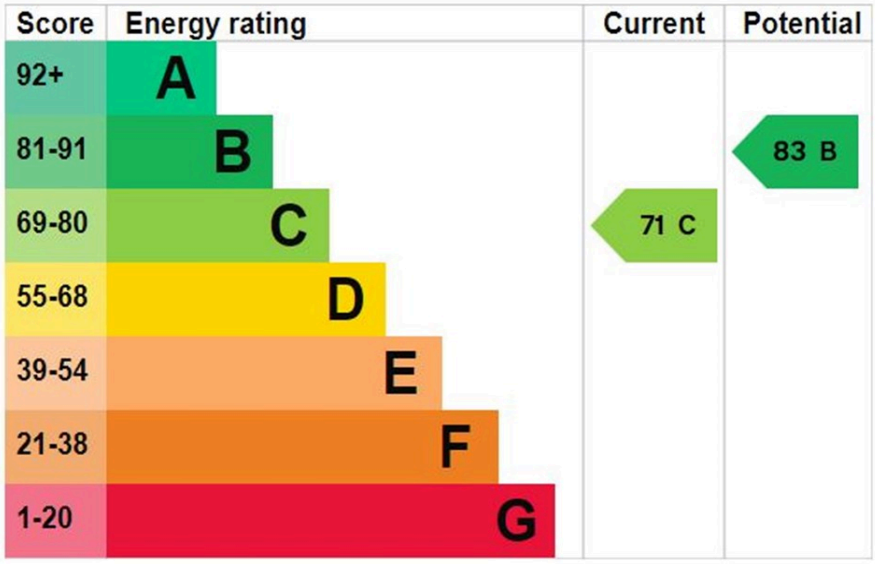
22nd August 2026
ID38943

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 C. It has the potential to be B.

See how to improve this property's energy efficiency.



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

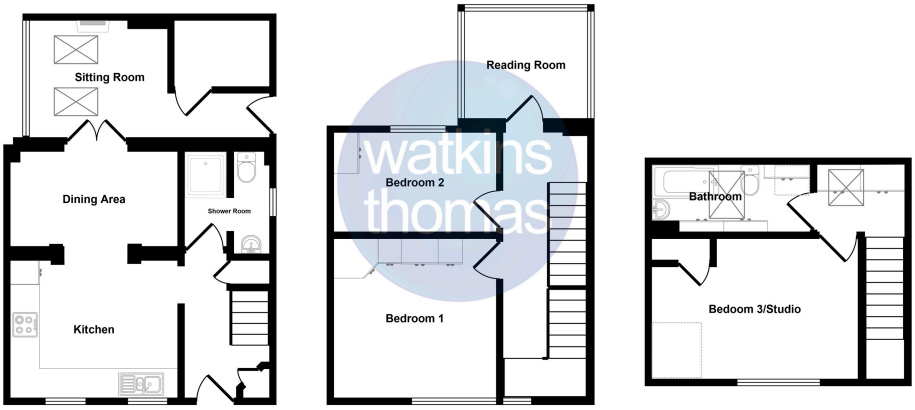
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

4 Palace Yard, Hereford, HR4 9BJ

Approx Gross Internal Area
99 sq m / 1064 sq ft



Ground Floor
Approx 40 sq m / 433 sq ft

First Floor
Approx 35 sq m / 375 sq ft

Second Floor
Approx 24 sq m / 255 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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