



Watkins Thomas Ltd  
5 King Street  
Hereford HR4 9BW

Tel: 01432 272280  
Fax: 01432 343444

[enquiries@watkinsthomas.co.uk](mailto:enquiries@watkinsthomas.co.uk)  
[www.watkinsthomas.co.uk](http://www.watkinsthomas.co.uk)



### **Wallsend, Ryelands Street, Hereford, HR4 0LA**

*'Situated to the north of Hereford City a well presented four bedroom detached family home with off road parking, gas central heating, double glazing and enclosed rear garden'*

**£335,000 (Freehold)**

## Wallsend, Ryelands Street, Hereford, HR4 0LA

### LOCATION

The property is located to the north of Hereford in the popular Whitecross district. In the area are a range of amenities 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 four bedroom, detached family home, with the added benefit of off road parking, enclosed rear garden, gas central heating and double glazing. The accommodation comprises entrance hall, cloakroom, sitting room, dining room, kitchen, first floor landing with access to three bedrooms, with bedroom 1 having an en-suite, family bathroom, second floor landing with access to cloakroom and bedroom 4. In more detail the accommodation comprises:

#### ON THE GROUND FLOOR:

##### Entrance Hall

A front aspect double glazed panelled entrance door leads to the entrance hall with front aspect double glazed window, stairs to the first floor, exposed floor boards, panelled radiator, doors to the sitting room, kitchen and cloakroom and under-stairs storage cupboard.



##### Sitting Room

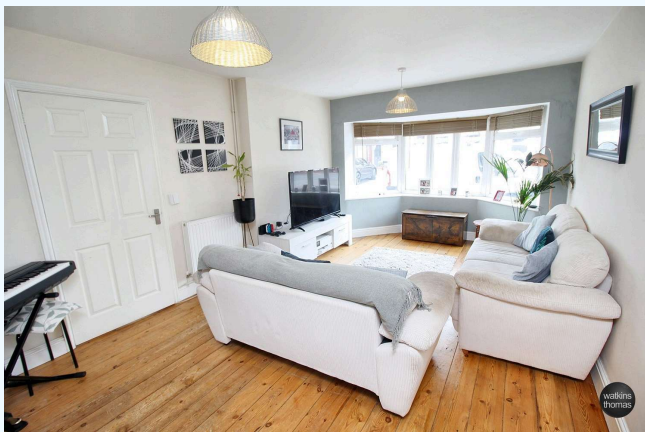
4.98m (16'4) (plus bay) x 3.48m (11'5)

With front aspect double glazed bay window, panelled radiator, exposed floor boards, television point and double doors giving access to the dining room.

##### Dining Room

3.48m (11'5) x 3.15m (10'4)

With rear aspect double glazed French doors giving access to the rear garden, panelled radiator, exposed floor boards and door to the kitchen.



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### Kitchen

3.66m (12'0) (maximum) x 3.15m (10'4) (irregular shaped room)

With rear aspect double glazed window, a range of units comprising 1½ bowl stainless steel sink drainer unit with work surfaces, tiled splash backs, base units under with matching wall units, integrated electric double oven with gas hob and cooker hood over, space for upright fridge freezer, plumbing and space for washing machine, panelled radiator and exposed floor boards.



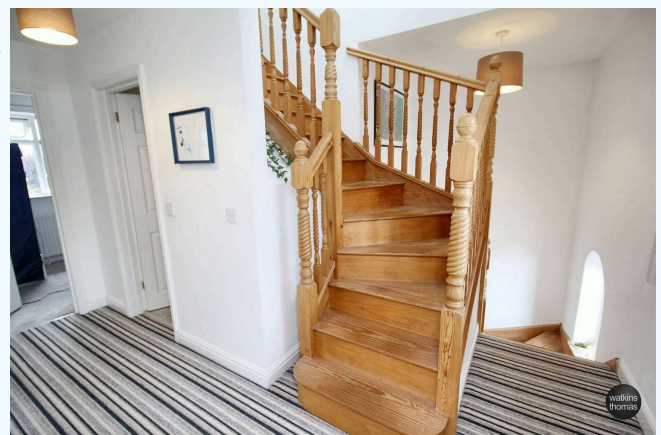
### Cloakroom

With low flush wc, pedestal mounted wash hand basin with splash back, panelled radiator, extractor fan and exposed floor boards.

### ON THE FIRST FLOOR:

### Landing

With storage cupboard having panelled radiator, front aspect double glazed window, panelled radiator and doors to bedrooms and bathroom.



### Bedroom 1

3.45m (11'4) (maximum) x 3.43m (11'3)

With front aspect double glazed window, panelled radiator, two wall lights and door to en-suite shower room.

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### En-Suite Shower Room

With shower cubicle with electric shower and shower boarding, low flush wc, pedestal mounted wash hand basin with splash back, extractor fan, inset spot lights and vinyl flooring.



### Bedroom 2

3.76m (12'4) (maximum) x 3.48m (11'5)

With rear aspect double glazed window and panelled radiator.

### Bedroom 3

3.38m (11'1) (maximum) x 2.57m (8'5) (irregular shaped room)

With rear aspect double glazed window and panelled radiator.

### Bathroom

With suite comprising panel enclosed L-shaped bath with mixer tap, low flush wc, vanity wash hand basin with splash back, heated towel rail, partially tiled wall surround, extractor fan, heated towel rail and tiled flooring.



### ON THE SECOND FLOOR:

#### Landing

With front aspect double glazed window, door to the cloakroom and bedroom 4.

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### Bedroom 4

4.75m (15'7) x 3.25m (10'8)

With side aspect double glazed window, two rear aspect double glazed velux windows, eaves storage cupboards, laminated flooring and panelled radiator (please note that there is reduced head height to sections of the room)



### Cloakroom

With low flush wc, pedestal mounted wash hand basin with splash back, extractor fan and vinyl flooring.

### OUTSIDE:

To the front of the property is a block paved parking area. To the immediate rear of the property is a patio leading to the main garden which is laid to gravel. The garden is enclosed by walling and fencing to provide a degree of privacy.



### COUNCIL TAX BAND D

Payable to Herefordshire Council

### BROADBAND & MOBILE PHONE

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 board.

### 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](http://www.watkinsthomas.co.uk), [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) or [www.guildproperty.co.uk](http://www.guildproperty.co.uk).

13th November 2025

ID41148

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### 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 C.

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 72 C    | 76 C      |
| 55-68 | 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.

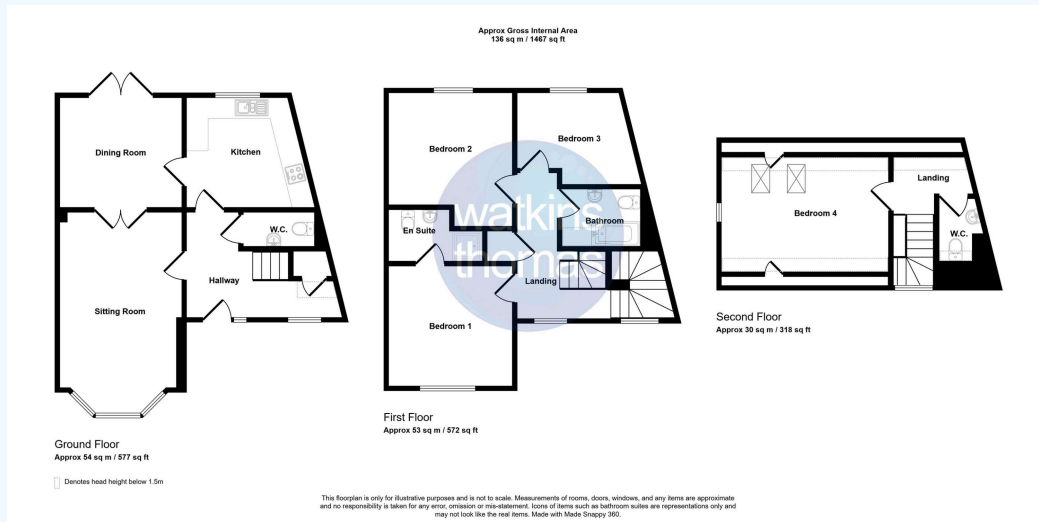
For properties in England and Wales:

- 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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