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10 Holmer Street, Whitecross, Hereford, HR4 0HS

An appealing semi detached period house, with later extension, which offers well proportioned accommodation arranged over three levels, together with cellar. There is a mature garden area, a double width driveway and useful store/workshop.

£325,000 (Freehold)

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LOCATION

Holmer Street is an established residential address, located in the Whitecross district, which lies to the west of central Hereford. The city centre is approximately 0.75 of a mile away and the immediate locality is made up of a mix of houses from various periods, predominantly of the Victorian era. To hand there are a range of amenities including shops, a public houses, Church and educational establishments. 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

10 Holmer Street is a distinctive period semi detached house which has a later extension. The house has certain features, including stripped original doors and on the ground floor there are exposed floor boards. The accommodation is arranged over three levels and there is also a cellar. Of particular note, is the very comfortable sitting room with a large, deep bay window. The property has off road parking, an established garden and a useful workshop/store. In more detail, the accommodation with central heating and partial double glazing comprises;

ON THE GROUND FLOOR:

Enclosed Entrance Porch

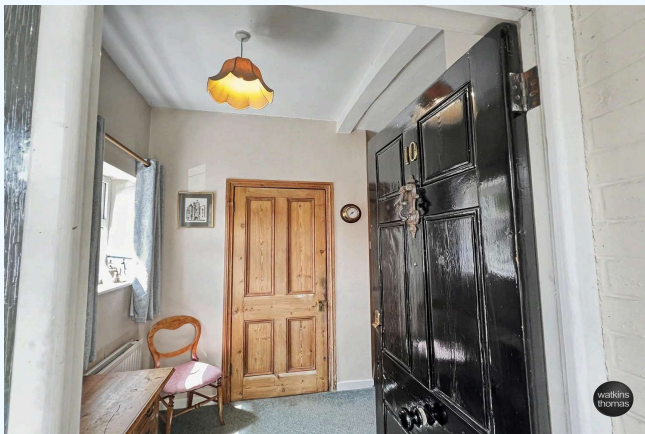
1.75m (5'9) x .91m (3')

Approached through a double glazed door and with windows to two elevations off brick base. Quarry tile floor and a substantial period door with adjacent double glazed window to;

Spacious Reception Hall

3.15m (10'4) x 2.08m (6'10) (maximum)

With a stairway off, double glazed window to the garden, radiator and wall mounted central heating thermostat. There are then three stripped substantial period doors with stripped architraving to the sitting room, dining room and;



Cloakroom

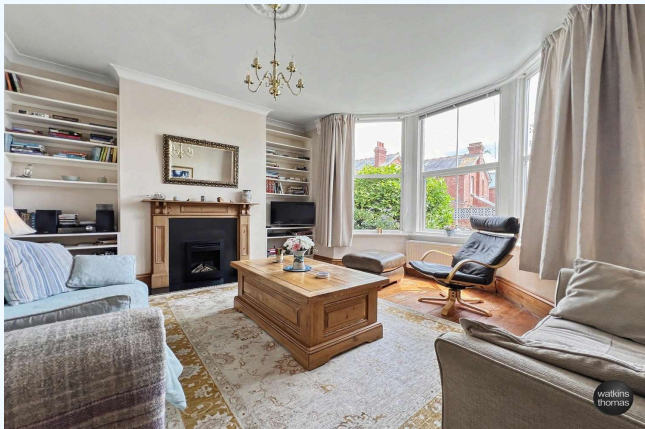
1.65m (5'5) x .86m (2'10)

With modern white suite comprising low level WC and vanity wash basin with cupboards below, mixer tap and tiled course over. Ladder type radiator, double glazed window and ceramic floor tiles.

Sitting Room

4.55m (14'11) x 3.51m (11'6) (14'3 into bay)

With tall double glazed bay window to the front, coved ceiling, stripped skirting boards and a stripped pine fire surround with granite inset and hearth. Exposed wooden floorboards and alcove shelving.



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Dining Room

4.57m (15') x 3.45m (11'4)

With high ceiling and having a period sash stripped window to the rear garden, radiator, exposed wooden floor boards, recess with wood burning stove, recess with picture light and having stripped period doors to the lower ground floor and the;



Kitchen

3.05m (10') x 2.74m (9')

With a double glazed window to the garden and with soft close base cupboards and drawer units with wood block working surface over, tiled surrounds and matching eye level cabinets. One and a half bowl sink unit with drainer and mixer tap, built in oven with four ring hob over and cooker hood above, together with a floor mounted electric heater. Stable door to garden.



ON THE FIRST FLOOR:

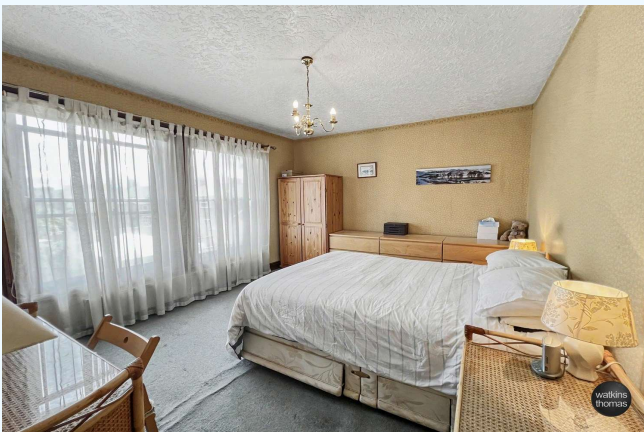
Landing

With radiator, wooden newell post and hand rail, stairway to the second floor and with doors to;

Bedroom 1

4.57m (15') x 3.53m (11'7)

With two period sash windows with stripped surrounds to the front with secondary glazed units. Radiator.



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Bedroom 2

3.96m (13') x 2.67m (8'9)

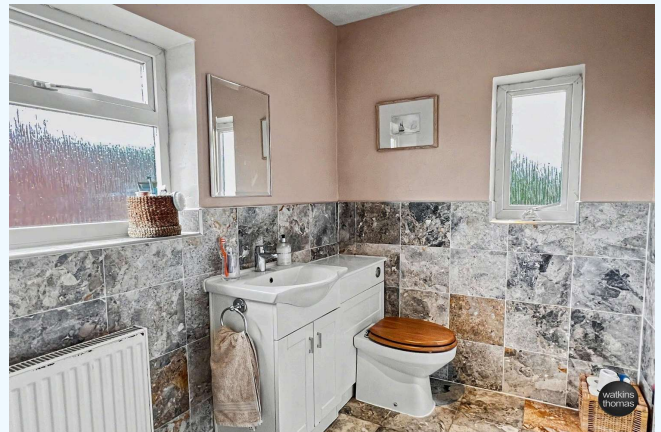
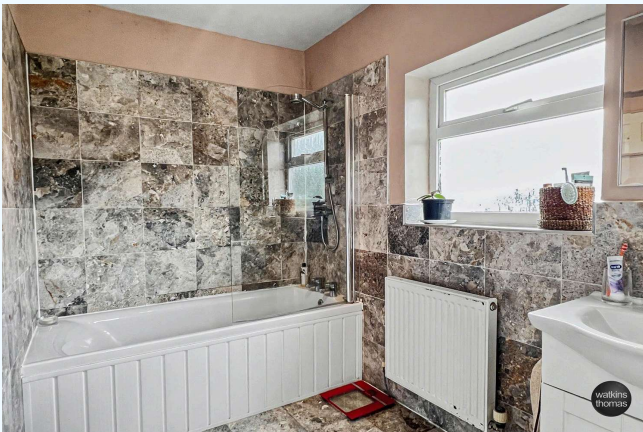
With a sash style double glazed window to the rear. Radiator, double and two single wardrobe cupboards with cabinets over and with a door to a BOILER CUPBOARD in which is housed the wall mounted Worcester boiler which provides central heating and domestic hot water.



Bathroom

3.07m (10'1) x 1.7m (5'7)

With extensively tiled walls and having suite comprising bath with a thermostatically controlled shower over, vanity wash basin with mixer tap and cabinets below together with a low level WC, seat. Double glazed windows to two aspects. Floor tiles and radiator, together with a ladder type radiator.



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ON THE SECOND FLOOR:

Bedroom 3

3.96m (13') x 4.6m (15'1)

With a double glazed window to the side and radiator. Eaves storage cupboards. Radiator.



ON THE LOWER GROUND FLOOR:

Cellar Area

4.57m (15') x 4.42m (14'6)

With a ceiling height of approximately 5' 11" with electric lights and historic brick floor.

OUTSIDE:

The front boundary is demarked by a low brick wall and a pathway runs to the front door. There are deep established borders and an ornamental tree. A five bar wooden gate opens to the side garden, which comprises a lawn which is irregular in shape and runs to the rear of the residence, where there is a mature apple tree and deep well stocked shrub and herbaceous borders.

Immediately to the rear of the property there is also a utility cupboard in which is housed the plumbing for a washing machine and there is also a WORKSHOP STORE (17' 7 by 13' 10) which has an up and over door, part with high head room. It is believed that this structure was formerly part of a coach house. It has electric light and power lights.



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Parking

The property has the benefit of a double width driveway formed in block paviour.

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

From central Hereford, proceed west into Eign Street and at the traffic lights continue into Whitecross Road. Continue along Whitecross Road and then take the left hand turn into Holmer Street and Number 10 will be denoted on the right hand side by the agent's for sale 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, www.rightmove.co.uk, www.onthemarket.com or www.guildproperty.co.uk.

18th June 2026

ID43126

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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 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		76 C
55-68	D	60 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

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.