



The Moy, Leysters, Leominster, Herefordshire, HR6 0HR

Extended Period Property in Quiet Village Location

Fixed Asking Price £299,950



**The Moy,
Leysters
Leominster, Herefordshire
HR6 0HR
Fixed Asking Price £299,950**

LOCATION

The Moy is a traditional styled semi-detached property having been extended and improved over recent years to offer very comfortable accommodation over two floors, which is both versatile and spacious, all set in the popular village of Leysters which is surrounded by delightful North Herefordshire countryside. The village benefits from the Duke of York Pub and the neighbouring village of Kimbolton offers an excellent Primary School, together with further village Pub and Shop.

BRIEF DESCRIPTION

The Moy is a semi-detached traditional property which has been extended to offer accommodation to include an entrance hall with period Minton flooring. There is a good sized living room with feature open fire, good sized utility/boot room, a contemporary extension to the rear to incorporate an open plan living/dining space with modern kitchen with appliances. There is an additional garden room, ground floor bedroom with en-suite shower room attached and additional study/4th bedroom on the ground floor. To the first floor there are two double bedrooms and family shower room, all benefiting from double-glazing and LPG central heating system throughout.

Outside, the property has good sized gardens to the front and side, with ample lawned area and paved seating area for entertaining. The garden is surrounded by secure fencing and hedging and there is

- Deceptively Spacious, Extended Semi-detached Period Property
- Set In Pleasant Rural Location On Fringe Of Village
- Offering Flexible 3/4 Bed Accommodation
- Formal Gardens & Orchard Area
- Extent Detached Garage & Driveway Parking

also a useful detached timber clad garage with workshop and driveway parking.

The property offers very versatile accommodation and would suit a family or would be ideal for a dependent relative or as a granny annexe. The Agents strongly recommend internal inspection to appreciate the layout and the size of the property on offer.

SERVICES

Mains Electricity and Water. Private Drainage.
LPG gas heating
Telephone (subject to B.T.Regulations)

OUTGOINGS

Council Tax Band: C.

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000

VIEWING

Strictly by prior appointment through the Agents, Jackson Property. Telephone 01568 610600

Jackson Property (Leominster)

for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of



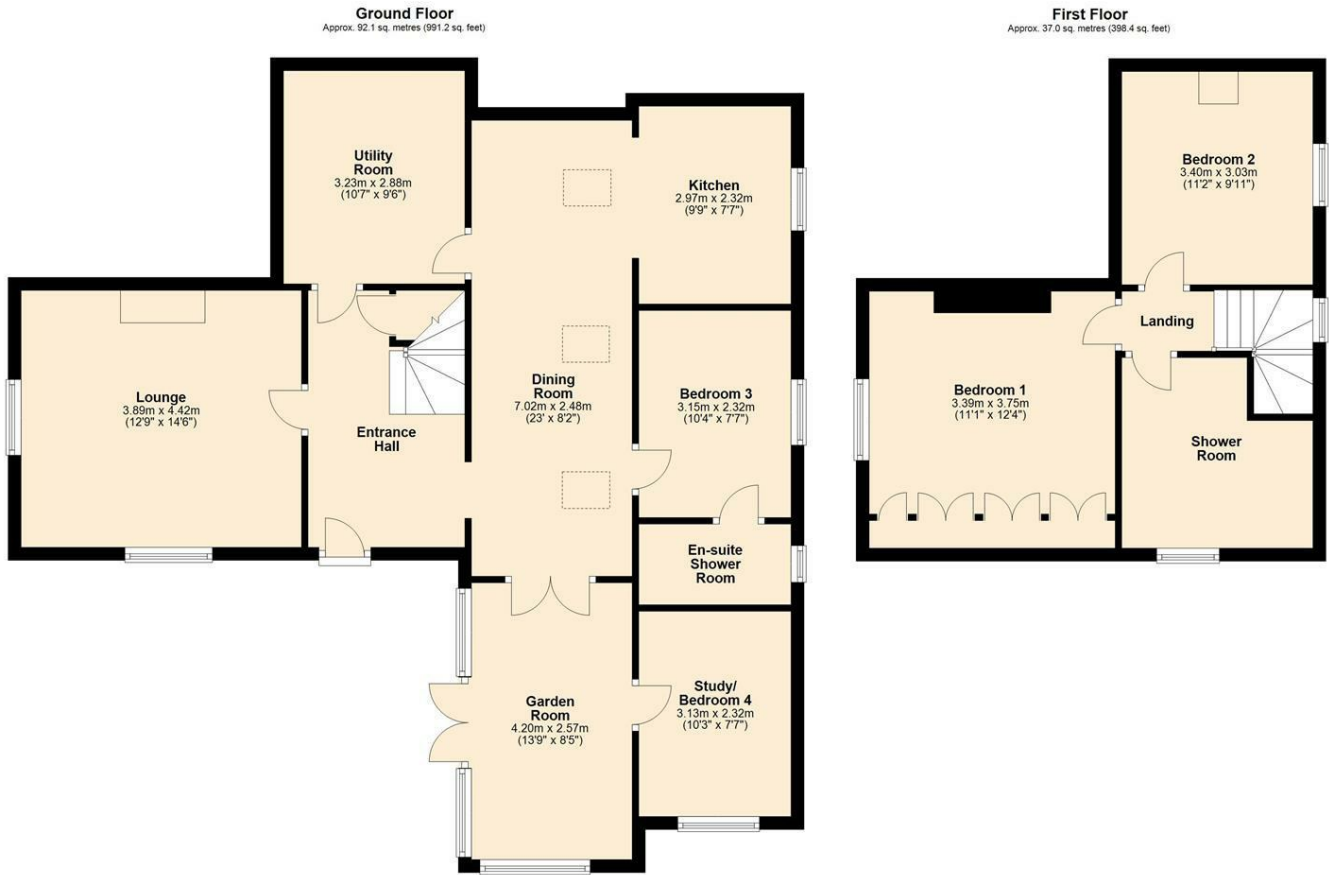




fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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