



19 York Road, Bromyard, Herefordshire, HR7 4BE

Delightful Character Victorian Terraced Property

O.I.R.O £175,000



**19 York Road
Bromyard
Herefordshire
HR7 4BE
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- Set In Mature Residential Location In The Charming Herefordshire Town Of Bromyard
- An Impressive & Extremely Well Presented Victorian Terraced Town House
- Updated 2 Bed Accommodation With Delightful Siting Room & Separate Dining Room
- Pleasant Enclosed Landscaped Rear Gardens

LOCATION

19 York Road is a delightful and updated Victorian terraced property having been refurbished to a high standard by the current owners to offer comfortable accommodation over two floors, located on the outskirts of the popular market town of Bromyard. The historic market town of Bromyard is surrounded by lovely rural countryside, with the Bromyard Downs and Bringsty Common to the east. The town is famed for its festivals, including the Bromyard Gala, Nozstock Festival and the Bromyard Folk Festival. The town also offers a good range of amenities, including a number of independent retail shops, cafes and pubs in the High Street, with easy access to Hereford and Worcester approximately 14 miles, Ledbury, Leominster and Malvern 12 miles, where a more comprehensive range of facilities can be found.

BRIEF DESCRIPTION

19 York Road is a delightful Victorian terrace, having accommodation over two floors to include an entrance hallway with parquet flooring, leading through to a wonderful sitting room with feature fireplace, and again, parquet flooring. There is a dining room with a feature fireplace and ample space for entertaining/dining, with a door leading through to a well fitted kitchen with a good range of units and integral appliances to include a dishwasher, washing machine, fridge, gas hob and electric oven. There is also a useful pantry, a utility room leading to a ground floor cloakroom. To the first floor there is a landing and 2 double bedrooms with refitted family bathroom, all benefiting from double-glazing and gas-fired central heating throughout.

Outside, the property has delightful rear gardens which have been landscaped and wonderfully laid out by the current owners to offer a raised paved seating area with pergola over, additional gravelled area, good size lawn with a selection of maturing shrubs and flowering plants. To the base

of the garden there are two useful timber sheds for garden storage. The garden is enclosed by panel fencing with gated access to the rear.

The Agents strongly recommend internal inspection to appreciate the finish and the quality of this wonderful character property in the market town of Bromyard.

SERVICES

Mains Electricity, Gas, Water & Drainage.
Gas-fired centrally heated.
Telephone (Subject to B.T. Regulations).

OUTGOINGS

Council Tax Band: B

LOCAL AUTHORITY

Herefordshire Council. Telephone 01432 260000.

VIEWING

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

DIRECTIONS

Taking the A44 Worcester road out of Leominster, continue for approx. 12 miles to the town of Bromyard. On reaching the town, turn left onto Old Road, continue to follow the road down where York Road can be located on the left hand side. Turning into York Road, the property can be located a short distance in on the left hand side.

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







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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	
Current	Potential	Current	Potential
	71	71	71
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>		<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO₂ emissions</small>	
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> EU Directive 2002/91/EC		<small>England & Wales</small> EU Directive 2002/91/EC	

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