



15 Harold Street, Hereford, HR1 2QU



Sunderlands
Residential Rural Commercial



**15 Harold Street
Hereford
HR1 2QU**

Summary of Features

- Semi-detached Victorian home
- Five bedrooms
- Four reception rooms
- Well-presented throughout
- Sought after location
- Must be viewed!

**Offers In The Region Of
£575,000**

Situated on the popular Harold Street in Hereford, this beautifully presented Victorian semi-detached home combines period charm with modern living. Offering five generous bedrooms, two bathrooms and four versatile reception rooms, the property is ideal for growing families.

Retaining a wealth of original features including fireplaces, high ceilings and decorative detailing, the home has been tastefully updated throughout to create stylish and comfortable accommodation. Externally, the property also benefits from parking for up to two vehicles, a rare advantage in this sought-after location.

Conveniently positioned close to local amenities, schools and transport links, this impressive home offers spacious and characterful living in one of Hereford's most desirable areas.

Location

The property enjoys a convenient location just half a mile east of Hereford city centre, within the highly sought-after St James area. A wide range of excellent amenities are close at hand, including schools and nurseries, local shops, a public house, Chinese takeaway and church. Hereford County Hospital and the railway station are also nearby, while Hereford city centre offers an extensive selection of shops, bars, restaurants and everyday facilities. The surrounding countryside is only a short distance away, providing a variety of scenic walks along the River Wye, with the nearby Bartonsham Meadows Nature Reserve offering attractive green open space and picturesque riverside walks.

Accommodation

Entrance hall

Entrance hall providing access to all principal ground floor rooms, with stairs leading to the cellar and first floor. Finished with original Victorian tiled flooring.

Sitting room

A cosy front sitting room featuring a bay window to the front aspect, along with a gas fire with a woodburner-style effect. Complete with fitted cupboards to either side of the chimney breast.

Reception room

A versatile reception room, currently utilised as a home gym, with windows to the side aspect. Featuring an attractive fireplace with fitted cupboards to either side, the room would also make an ideal second sitting room, children's playroom or home office.

Dining room

Dining room with windows to the front aspect, featuring an attractive fireplace and double doors opening into the kitchen, creating an ideal space for socialising and family gatherings.

Kitchen

Fitted with a range of matching modern wall and base units complemented by wood and quartz work surfaces. The kitchen includes a fitted oven with five-ring gas hob, an inset Belfast sink, and space for white goods including a fridge/freezer and dishwasher. Velux roof lights flood the room with natural light, while doors provide access to the rear garden.

W/C

Practical downstairs WC fitted with wash hand basin.

Lower ground floor

Snug / Utility area

Converted cellar featuring a room currently arranged as a teenager's games room, offering versatile additional living space and also ideal for use as a home office. The cellar also benefits from a useful utility area with space for a washing machine and tumble dryer.



First floor

Bedroom one

Spacious principal bedroom with large windows to the front aspect, featuring an attractive fireplace and fitted wardrobes to either side of the chimney breast. Offering ample space for additional bedroom furniture.

En-suite shower room

Fitted with a walk-in shower, WC and wash hand basin. Window to the rear aspect and fitted cupboards providing useful storage space.

Bedroom two

Second double bedroom featuring an attractive fireplace and bay window to the front aspect. Offering ample space for freestanding furniture.

Bedroom three

Well-proportioned third double bedroom offering ample space for freestanding furniture.

Bathroom

Modern family bathroom fitted with a bath with shower over, WC and wash hand basin. Window to the rear aspect providing natural light, with decorative wall panelling adding a stylish finishing touch.

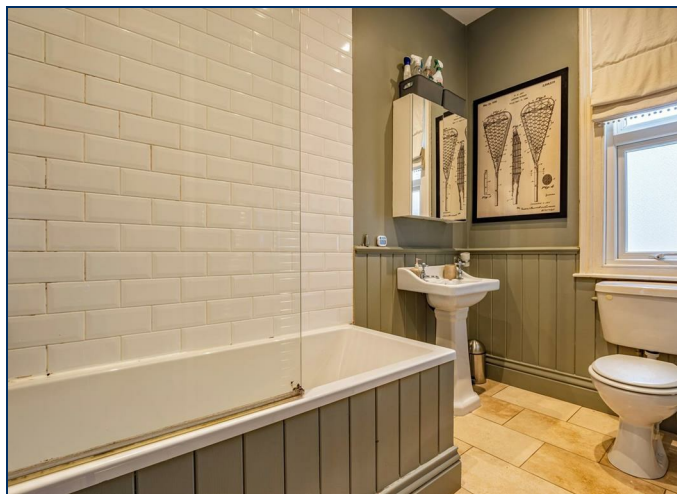
Second floor

Bedroom four

Double bedroom with window to the front aspect and fitted storage into the eaves, providing useful additional storage space.

Bedroom five

Fifth bedroom, currently arranged as a single room, benefiting from fitted storage and access into the attic space, providing excellent additional storage solutions.



Outside

To the front, the property benefits from two parking spaces and a shared driveway providing access to the detached garage, currently utilised as a workshop and storage space. To the rear, there is a block-paved seating area ideal for outdoor entertaining, with the remainder of the garden laid to artificial lawn and enclosed by fencing for privacy and security.

Services

Mains gas, electric, water and drainage are connected to the property.

Tenure

Freehold

Council tax

Herefordshire council tax band - E

Directions

Leave Hereford travelling east along Bath Street taking the last right turn into St James Road before continuing into Ledbury Road. At the end of St James Road turn left onto Green Street and then immediately left onto Harold Street and the property can be found on the left hand side as indicated by the for sale sign.

Anti-Money Laundering

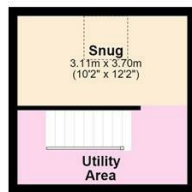
The purchaser will be required to provide sufficient identification to verify their identity to comply with anti money laundering regulations. Please note that a fee of £18 (inclusive of VAT) per person will be charged to conduct the necessary anti money laundering checks. This fee is payable at the time of verification and is non-refundable.



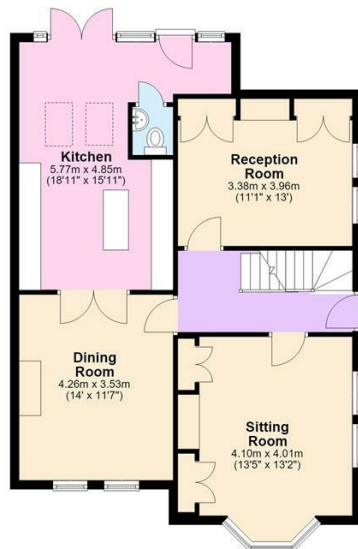




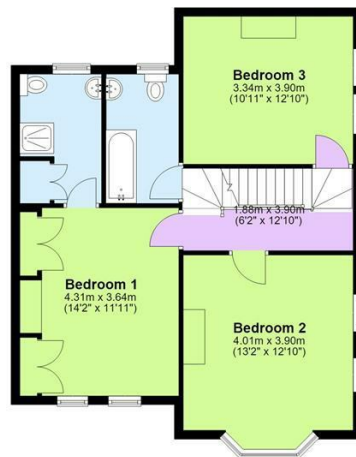
Basement



Ground Floor



First Floor



Second Floor



Total area: approx. 199.7 sq. metres (2149.2 sq. feet)
15 Harold Street

Sunderlands

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Energy Efficiency Rating

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

None of these statements contained in these particulars are to be relied upon as statements or representations of fact. These particulars are not an offer or contract or part of one. Floor plans are provided for guidance as to the layout of the property only. Room sizes and measurements are approximate only. Please note we have not tested the equipment, appliances and services in the property and interested parties are advised to commission appropriate investigation before formulating their offer for purchase. Sunderlands are a member of the 'Ombudsman for Estate Agents Scheme' OEA and therefore adhere to their Code of Practice. A copy of the Code of Practice is available on request.