



82 Baysham Street, Hereford, HR4 0EU



Sunderlands
Residential Rural Commercial



**82 Baysham Street
Hereford
HR4 0EU**

Summary of Features

- Light and airy 2 bedroom Victorian house
- Double Glazing
- Gas central heating
- Courtyard garden
- Close to city centre

£950 Per Month

LOCATION

Baysham Street is located between Ryeland Street and White Horse Street off Whitecross Road just to the west of the City centre. The locality is served by a range of amenities and Hereford as a whole offers a variety of shopping, leisure and recreational facilities together with educational establishments and both bus and railway stations.

DESCRIPTION

An immaculate two bedroom inner terrace home, situated in the popular Whitecross locality offering easy access to Hereford City. The property benefits from a quality, well-planned kitchen which includes a Range cooker, Bosch washing machine and slim-line dishwasher. The spacious bathroom benefits from bath and separate shower cubicle.

ON THE GROUND FLOOR

Private front courtyard area with steps giving access to the canopy porch with quarry tiled floor and electric lantern light, leading to wooden front door with etched glass panels.

Hallway

3'4" x 10'7"

With timber floor, radiator, hat and coat hooks.

Sitting Room

10'7" x 13'8"

With fitted carpet, UPVC double glazed bay window with slatted blinds and curtain track over. Feature fireplace (for ornamental purposes only), two radiators, ample power points, television aerial point and telephone / internet point.

Dining Room

11'6" x 11'1"

With timber floor, radiator and ample power points. Archway leads into:

Sunroom

3'2" x 11'6"

With fitted carpet, ample power points, alcove with double power point and wall mounted uplighter which would lend itself to use as an office area. A Velux style window to the ceiling makes this area particularly light and airy and a pair of wooden double glazed French doors with heavy quality curtain and tieback open onto the rear patio garden

Kitchen

3'5" x 14'2"

With quarry tiled floor, UPVC double glazed window with outlook across the courtyard garden to the rear. UPVC double glazed window with outlook to the side of the property. Range of wood fronted wall and base units with granite working surfaces over. Integrated Bosch washing machine. Double bowl stainless steel sink unit with pillar tap over. Integrated Bosch dishwasher. Rangemaster stove with two electric ovens and grill and gas hob with Rangemaster extractor hood over. Ample power points. Door to the:

Cellar

Offering useful storage space.

ON THE SECOND FLOOR

Carpeted staircase leads to the:

First floor landing

Radiator and two useful storage cupboards.

Bedroom 1

12'2" x 10'11"

With fitted carpet, two UPVC double glazed windows with slatted blinds, radiator, ample power points. This bedroom is particularly well designed to provide triple fitted wardrobes with hanging rails and storage cupboards over leaving ample space for a large bed and bedside units

Bedroom 2

3'5" x 10'11"

With fitted carpet, radiator and ample power points. UPVC double glazed window with slatted blinds.

Bathroom

7'10" x 14'4"

Extremely spacious with tile effect vinyl floor covering, two UPVC double glazed windows with half obscured glass and slatted blinds. White suite comprising pedestal wash basin, low level WC and bath. Separate recessed shower cubicle with Mira shower. Worcester boiler. Radiator.

OUTSIDE

The rear courtyard garden has been designed for privacy and ease of maintenance having a useful storage shed, raised planted bed and two corner borders planted with perennial shrubs. Extendable washing line and ample space for the provision of garden furniture to provide a pleasant seating area within which to enjoy the evening sunshine. The private front courtyard offers a useful space for storage of bins.

DIRECTIONS

From central Hereford proceed west along Whitecross Road, taking the left hand turning onto Ryelands Street. After a short distance turn right onto Baysham Street and No 82 will be found towards the end of the street on the left hand side.

VIEWING ARRANGEMENTS

Should you wish to view the property you will need to complete a Registration Form, which can be found on the following link:- <https://www.sunderlands.co.uk/residential/registration>. We will not consider your application until we have a completed Registration Form. Once we have the form, we may invite you to view the property. If, after viewing the property, you wish to make a full application we will require further information to reference you. SunderlandsLettings@sunderlands.co.uk

RENT & DEPOSIT

Rent is payable monthly in advance on the first day of each calendar month OF £950 PCM. The deposit is calculated as the equivalent of 5 weeks' rent which, based on a rent of £950 per calendar month, will be £1096.

SERVICES

Mains supply of gas, electricity and water. Council tax band B.

REFERENCE PROCEDURE

Before viewing a property all prospective tenants will be required to complete a registration form. After viewing the property should they then wish to make a full application they will be required to fill out further forms and provide the following: Photo ID (Passport, Driving Licence) Proof of Income (copies of wage slips, Tax returns or accountants reference) Residency ID (Current utility bill with name and home address)

Agent notes

No Pets.



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Floor plan produced for identification only. Not to Scale
Plan produced using PlanUp.

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.