



7, Croft Crescent, Yarpole, HR6 0BH
Price £369,950

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7 Croft Crescent Yarpole

We offer for sale this delightful semi-detached home which has been updated and improved over recent years to offer stylish, turn key accommodation. There is a generous amount of flexible reception space, three spacious double bedrooms, pretty gardens, driveway parking and garage. The home offers access to a thriving community in one of Herefordshire's most sought after villages and a choice of scenic walks from the doorstep.

- THREE DOUBLE BEDROOMS & GENEROUS RECEPTION AREAS
- SOUGHT AFTER VILLAGE LOCATION
- AMENITIES AND SCENIC COUNTRY WALKS FROM THE DOORSTEP
- COMMUNITY-RUN PUB & SHOP WITH POST OFFICE, CHURCH & TEA ROOMS
- RENOWNED CROFT CASTLE & BIRCHER COMMON NEARBY
- LUDLOW A SHORT DRIVE AWAY
- INTEGRAL GARAGE
- DRIVEWAY PARKING
- PRIVATE & WELL DESIGNED REAR GARDEN
- IMMACULATELY PRESENTED

Material Information

Price £369,950

Tenure: Freehold

Local Authority: Herefordshire

Council Tax: D

EPC: D (62)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Please note that the dimensions stated are taken from internal wall to internal wall.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction

7 Croft Crescent has been thoughtfully extended and updated to offer turn key, comfortable living with double glazing and oil central heating. Accommodation includes: entrance hallway, cloakroom, kitchen, dining room, sitting room, three double bedrooms and family bathroom. Further benefits are: private rear garden, driveway parking, garage and sought after village location.

Property Description

Entry begins into an entrance hallway with stairs leading to the first floor, with a useful cloakroom to the right. The entry sets the tone and quality level for the home from the outset, exuding contemporary charm and an immaculate finish throughout. Directly ahead is a sitting room which flows (effortlessly) into an adjoining refurbished kitchen with breakfast area and a separate dining room. The sitting room features an inset wood-burner and a large window with front aspect. Glazed double doors lead from the sitting room into the dining room and can be closed off for cosy Winter evenings or opened up to enjoy the Summer breeze. The dining room is a really light and welcoming space with large window panels to the rear and direct access to the garden. There is room for occasional seating as well as a dining set and storage furniture. Leading from the sitting room is the kitchen which completes the ground floor area. It oozes contemporary charm offering a good range of wall and floor cabinets and work tops which allows the room to be kept clutter free with crisp, clean lines. The room benefits from having garden views, a lantern to really let the light filter in and space for a breakfast table. There is an electric double oven with hob top, deep pan drawers, housing for a fridge, fridge/freezer and dishwasher, a large pantry cupboard and a spacious built in utility cupboard with plumbing for a washing machine.

On the first floor are three double bedrooms and a family bathroom. The landing is spacious with an airing cupboard and access to a boarded loft space. Bedroom one is a good sized double with front aspect and large fitted wardrobes. Bedroom two has views of the rear garden and has a built in wardrobe. Bedroom three has a front aspect and space for a double bed and wardrobe. The updated, modern family bathroom has a bath with electric shower over, WC, hand basin and window out for added light and ventilation.

Garden

The front garden is mainly laid to lawn with well stocked shrub borders and outside lighting. There is gated access leading to a private, secure rear garden which has been thoughtfully designed. There is also a tool shed, external cold water tap and external power socket. Adjacent to the property is a patio with sun trap benefits for alfresco dining and relaxation. Alongside is an ornamental fish pond, area of lawn and a selection of floral and shrubbery borders.

Garage & Parking

There is driveway parking for two or three vehicles to the front of the property. There is an integral garage with up and over door, power, lighting, side door access and housing for a Worcester oil fired boiler.

Services

Mains water, electricity and drainage. Oil fired central heating.

Tenure: Freenhold

Herefordshire Council Tax Band D

Broadband

Broadband type Highest available download speed Highest available upload speed Availability

Standard 20 Mbps 1 Mbps Good

Superfast 80 Mbps 20 Mbps Good

Ultrafast 1000 Mbps 1000 Mbps Good

Networks in your area - Gigaclear, Openreach

Source: Ofcom Mobile Checker

Outdoor & Indoor Mobile Coverage

Please follow the link below taken from Ofcom Mobile Checker:

<https://www.ofcom.org.uk/mobile-coverage-checker>

Location

Yarpole is a popular North Herefordshire village located approximately 5 miles from Leominster and 8 miles from Ludlow. The village itself offers facilities including a shop/post office, church, thriving pub and parish hall that hosts a variety of social events. With its close proximity to Bircher Common, Croft Castle and Mortimer Forest it offers plenty of scenic leisure opportunities. Within easy reach are more extensive facilities to include national supermarkets, nursery, primary and secondary schooling with outstanding Ofsted reports, plus a good range of recreational facilities in Leominster or Ludlow.

What3words

What3words:///cabinets.waltzed.locating

Agent's Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

DIRECTIONS

From Leominster proceed north on the B4361 signed Richards Castle. Continue through the village of Luston and shortly after leaving the village, turn left signed Yarpole. Continue to the end of the lane, turning right, and on entering Yarpole turn left into Green Lane. Continue on past The Bell pub and approximately 140m ahead turn right into Croft Crescent, number 7 is on the left hand side.



