



105 Westfaling Street, Whitecross, Hereford, HR4 0JE



Sunderlands
Residential Rural Commercial



**105 Westfaling Street
Whitecross
Hereford
HR4 0JE**

Summary of Features

- Semi-detached three bedroom house
- Good size rear extension
- Delightful gardens & good parking
- Gas C/Heating & D/Glazed

Asking Price £325,000

A 1930's built semi-detached house set in this well established and popular residential area of the City. The property is double glazed, gas central heated and has the benefit of a rear single storey extension which adds a good size kitchen/breakfast room. This lovely family house further comprises: reception hall, sitting room, separate dining room, cloakroom/wc and useful storage cupboards. To the First Floor, there are three bedrooms and a family bathroom.

This pleasing layout is ideal for a growing family. There is parking for three cars, side drive and lovely medium sized rear gardens which are well stocked and with areas of lawn. An internal inspection is highly recommended.

Situation

Whitecross is a well established residential area of the city being within easy reach of all facilities including schooling, church, neighbourhood shops, supermarkets, restaurants and bus service etc.

Outside

Double gates open to a brick paved drive with parking including to the side for three cars, there is boundary fencing and shrub bed. A side gate leads to the rear where there is also a good sized shed, there is a raised patio seating area with steps down to a lawned garden, again, with flower and shrub beds to the borders and enclosed within fencing. Steps down lead to additional garden which is lawned with border beds.

Services

All mains services, gas, electric, water and drainage.

Tenure

Freehold.

Council Tax Band

Herefordshire - C

Directions

From Hereford centre proceed along Barton Road which in turn leads into Breinton Road and then into Westfaling Street. Just opposite Hereford Crematorium, the property can be seen on the right hand side as denoted by the Agent's 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.







Sunderlands

Hereford Branch

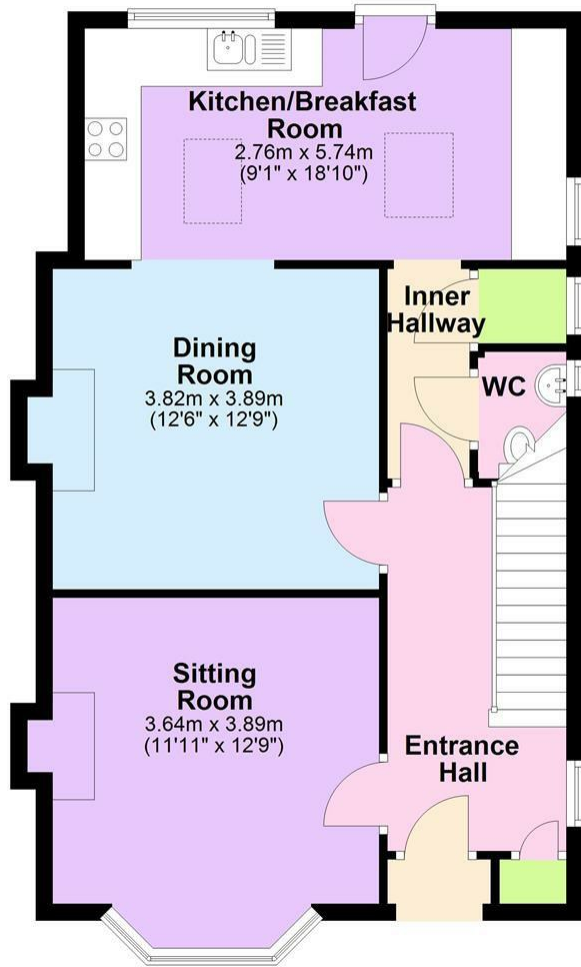
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Hay-on-Wye Branch

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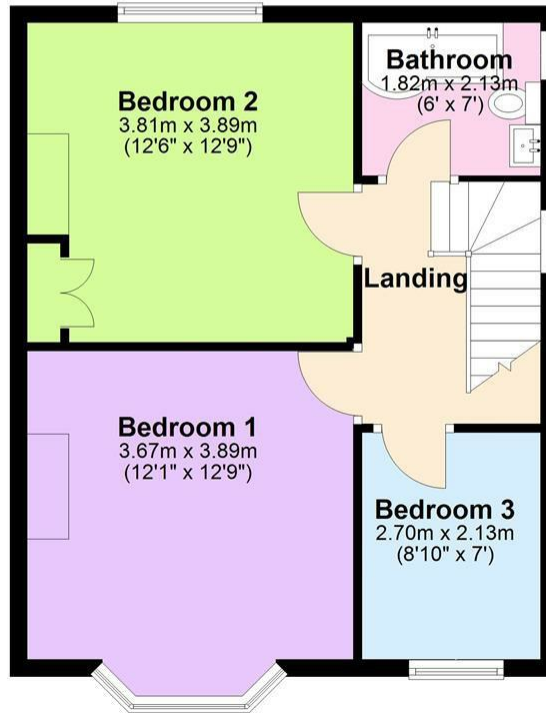
Ground Floor

Approx. 63.0 sq. metres (678.2 sq. feet)



First Floor

Approx. 46.7 sq. metres (502.2 sq. feet)




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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.