

FOR  
SALE



3 Leigh Street, HERFORD HR4 9PD

£219,500 - Freehold

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## PROPERTY SUMMARY

An older-style terraced property in popular location with 3 bedrooms, central heating, conservatory, garden & off-road parking. Viewing advised.

## POINTS OF INTEREST

- Northern outskirts of the City
- Spacious family house
- Popular residential location
- 3 Bedrooms
- Gas central heating
- Conservatory
- Excellent parking
- Garden - No onward chain!



## ROOM DESCRIPTIONS

### **Door to the Entrance Hall**

Central heating thermostat, tiled floor, storage cupboard.

### **Lounge**

Wall mounted electric fire, radiator, windows to front and rear.

### **Kitchen**

Oak style base and wall mounted units, worksurfaces, tiled splashbacks, sink unit and radiator, understairs storage cupboard and cupboard housing electric meter and fuseboard, windows and door to the

### **Conservatory**

Storage cupboard with plumbing for washing machine, electric heater, further storage cupboard and double doors to the rear garden.

### **Shower Room**

Shower cubicle with mains fitment, wash hand-basin with cupboard under, WC, tiled walls and floor, wall mounted mirror and shaver light and point, window.

### **Staircase leads from the Entrance Hall to the**

### **First Floor Landing**

Hatch to roof space, window to rear.

### **Bedroom 1**

Cupboard housing the gas fired central heating boiler, wardrobe, radiator, windows to front and rear.

### **Bedroom 2**

Fitted wardrobe, radiator, window to front.

### **Bedroom 3**

Radiator, window to rear.

### **Outside**

The front of the property is cobblestone providing excellent parking. There is a rear garden which is mainly lawned enclosed by fencing with an enclosed area with garden shed and lean-to store. Paved patio.

### **Services**

Mains water, electricity, drainage and gas are connected. Telephone (subject to transfer regulations). Gas-fired central heating.

### **Outgoings**

Council tax band B - payable 2023/24 £1712.95

Water and drainage - rates are payable/metered supply.

### **Money laundering regulations**

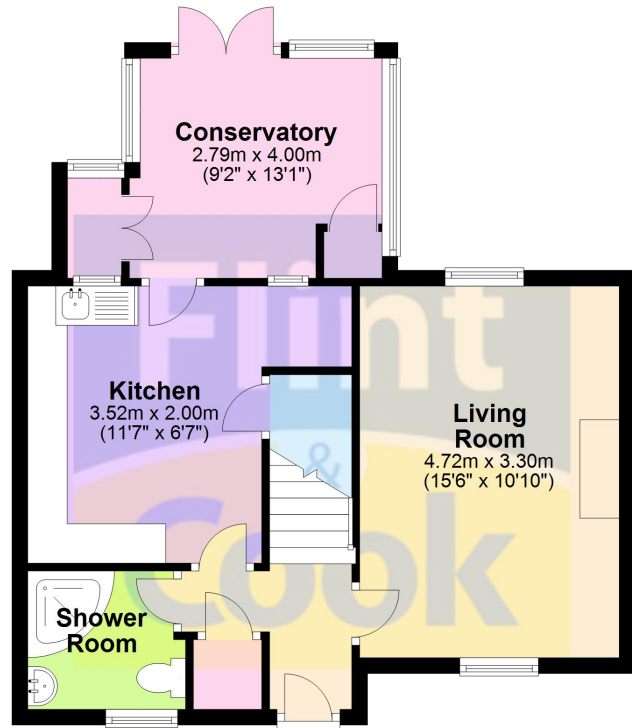
Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

### **Directions**

What3words - nets.energy.thus

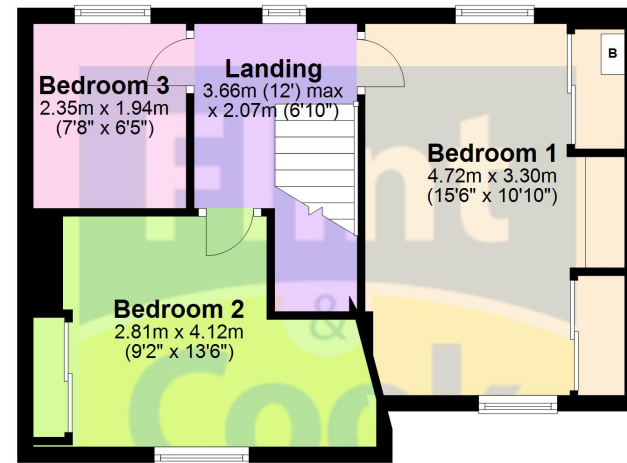
### Ground Floor

Approx. 48.3 sq. metres (520.1 sq. feet)



### First Floor

Approx. 38.3 sq. metres (412.5 sq. feet)



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
	66	80
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		