



Trivett Hicks



3 The Potting Shed, Ryelands Street, Hereford, HR4 0LA

£900 PCM



### 3 The Potting Shed, Ryelands Street, Hereford, HR4 0LA

Trivett Hicks is pleased to offer this two double bedroom modern house To Let. The property is situated to the north of Hereford in the popular residential area of Whitecross. Local amenities include supermarket, takeaways, hairdressers, public houses, schools and petrol stations and is within close proximity to the city centre.

The property briefly comprises; entrance hall, cloakroom Wc, fitted kitchen with built in oven and hob, living room/diner to the ground floor. To the first floor two double bedrooms and a bathroom with shower.

The property benefits from off road parking space to the rear, courtyard garden, gas central heating and double glazing throughout.

#### FULL DETAILS

#### SPECIAL CONDITIONS

No Pets  
No Smokers

#### RESERVATION & DEPOSIT

Registration form to be completed prior to viewing.  
Please see full Terms and Conditions attached to registration form.

The Deposit is equal to 5 weeks rent upon signing the tenancy agreement.

#### ENTRANCE HALL

Radiator, power points, wall mounted central heating thermostat, stairs to the first floor, door to:

#### CLOAKROOM

Obscure double glazed window to the front aspect, fitted with two piece suite comprising, pedestal wash hand basin, low-level WC, extractor fan, tiled splashbacks, radiator and vinyl flooring.

#### FITTED KITCHEN 8'9" x 6'8" (2.67m x 2.05m )

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, wall mounted combination boiler serving heating system and domestic hot water with heating timer control, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to the front aspect, vinyl flooring, power points and ceiling spotlights.





**LIVING ROOM 15'8" x 14'1" (4.79m x 4.30m )**  
Double glazed window to the rear aspect, two radiators, TV point, power points, double glazed double doors to the rear garden and under stairs storage cupboard.

**FROM HALLWAY STAIRS LEAD TO THE FIRST FLOOR**

**LANDING**  
Power points, smoke detector, access to the roof space, door to:

**MASTER BEDROOM 11'10" x 9'4" (3.62m x 2.86m )**  
Double glazed windows to the rear aspect, fitted range of wardrobes with full-length mirrored sliding doors, TV point and power points.

**BEDROOM 2 14'1" x 8'5" (4.30m x 2.59m )**  
Double glazed windows to the front aspect, radiator, TV point, power points and fitted cupboard over the stairs.

**BATHROOM**  
Fitted with three piece suite comprising panelled bath with fitted power shower and glass screen over, pedestal wash hand basin, low-level WC, tiled splashbacks, heated towel rail, extractor fan and ceiling spotlights.

**GARDEN**  
To the rear there a enclosed courtyard garden with one allocated parking space.

**DIRECTIONS**  
Proceed out of Hereford on the Whitecross Road. After the traffic lights, take the left turn into Ryelands Street. At the mini roundabout take the right turn into Baysham Street. Proceed along the road for a short distance and the property will be denoted by our To Let board on the left hand side.

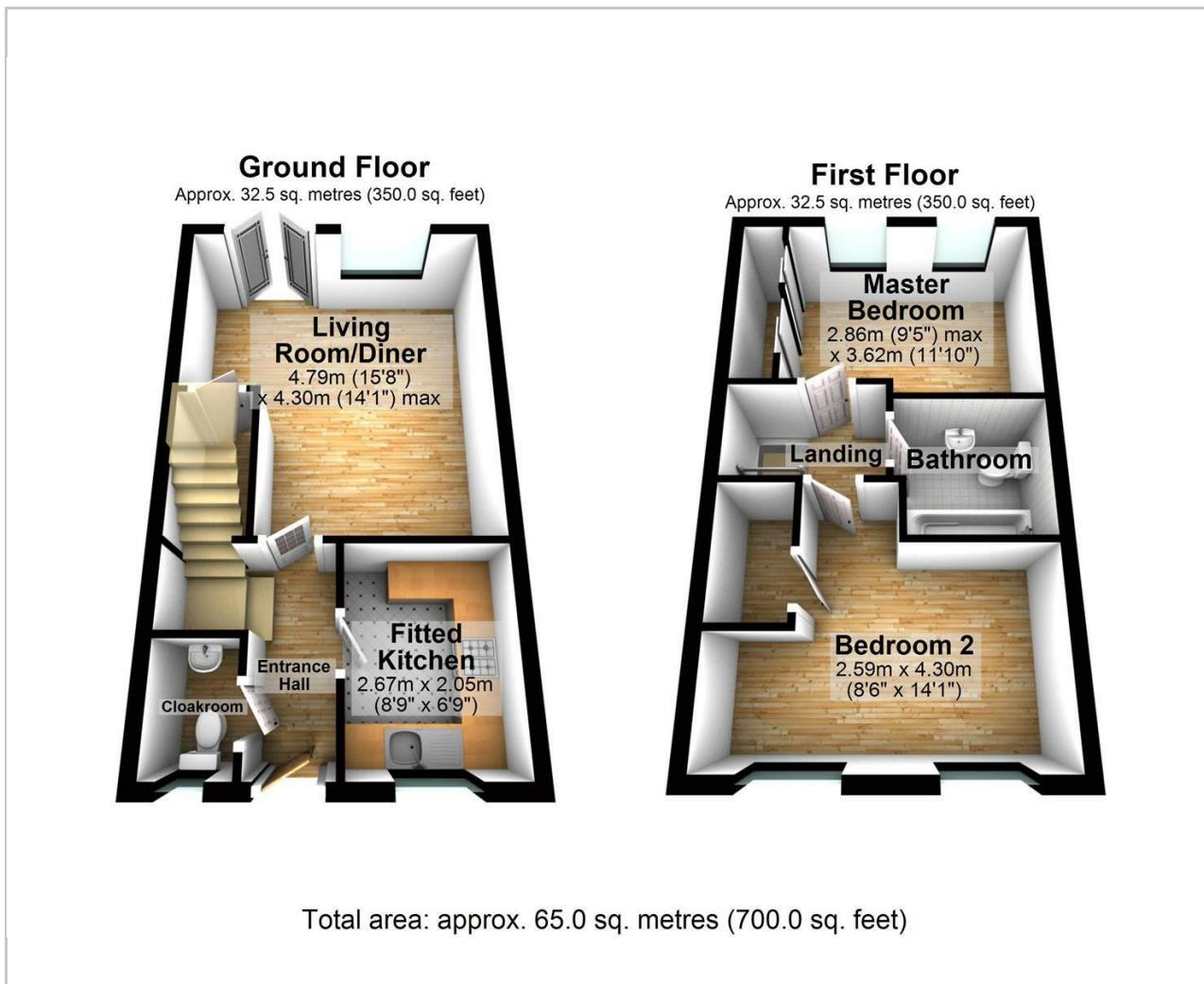
**COUNCIL TAX**  
Band B £1794.59 2024 - 2025 (A reduction may be applicable for single occupancy).

**LOCAL AUTHORITY**  
Herefordshire Council. Tel: 01432 260000.

**TO VIEW**  
To arrange a viewing you must complete our Registration Form. Viewings are strictly by arrangement with the Letting Agents Trivett Hicks, 10 St Peters Street Hereford Tel: 01432 274300.

**N.B.**  
None of the services or appliances mentioned in this brochure have been tested. We would recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability. All statements contained in these particulars as to this property are made without responsibility on the part of Trivett Hicks, or the vendors or lessors. All measurements are approximate. We would strongly advise anyone wishing to view this property to contact us first, particularly if travelling any distance, to confirm availability and to discuss any material facts relating to it which are of importance to them, and we will endeavour to verify such information.

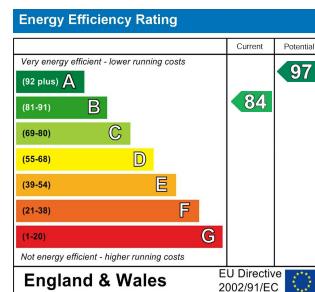
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Trivett Hicks (Hereford) Office on 01432 274300 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Hereford

T 01432 274300  
E [hereford@trivett-hicks.com](mailto:hereford@trivett-hicks.com)  
10 St. Peters Street  
Hereford  
HR1 2LE

### Directors

Jason Hicks MNAEA  
Jeremy Trivett

**TrivettHicks Ltd Registered Office**  
SME House, Unit 1, Holme Lacy Industrial Estate, Herefordshire HR2 6DR. Registered No 4380917

### Ross-on-Wye

T 01989 768666 F 01989 764185  
E [ross@trivett-hicks.com](mailto:ross@trivett-hicks.com)  
53 Broad Street  
Ross-on-Wye  
HR9 7DY