

71 West Street  
Herford, SG13 8EZ  
£1,950

**ma**  
morgan alexander







## 71 West Street Herford, SG13 8EZ

Presenting an exceptional rental opportunity in the heart of Herford with Morgan Alexander Lettings. This 3-bedroom Victorian terrace blends traditional elegance with modern comfort to offer an ideal home within walking distance to town's amenities and the local school catchment.

As you approach the property, you'll instantly be charmed by the characterful façade synonymous with the Victorian era. The sturdy brickwork and period design convey a sense of timeless appeal that continues inside. The ground floor welcomes you with beautiful hardwood flooring that radiates a warmth and elegance, setting the tone for the rest of the home.

Central to the ground floor is an open plan kitchen and dining area. This space beautifully marries traditional and contemporary design, boasting a traditional butler sink complemented by modern integrated appliances. This kitchen-diner layout is perfect for today's lifestyle, promoting family interaction during meal preparation and eating.

Separate from the kitchen-diner, the lounge is a comfortable sanctuary perfect for relaxation or socialising. This space encapsulates the characterful elegance found throughout the home, and offers a peaceful retreat at the end of the day.

On the first floor, you'll find the principle bedroom with built in wardrobes, a second bedroom and a well-appointed bathroom. The third bedroom is located on the 2nd floor.



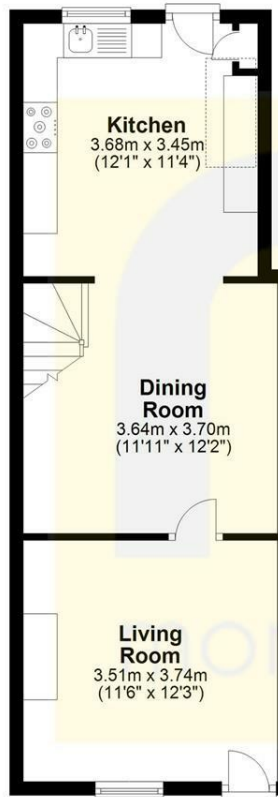






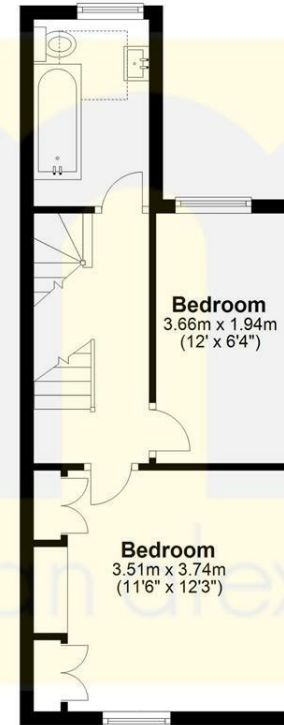
### Ground Floor

Approx. 40.0 sq. metres (430.7 sq. feet)



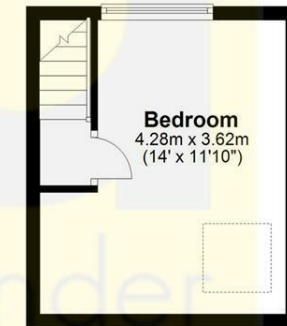
### First Floor

Approx. 32.2 sq. metres (347.1 sq. feet)



### Second Floor

Approx. 15.5 sq. metres (166.4 sq. feet)



Total area: approx. 87.7 sq. metres (944.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
 Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

[morgan-alexander.co.uk](http://morgan-alexander.co.uk)



40 Castle Street, Hertford, Herts, SG14 1HH  
 Tel: 01992 248028  
[westley@morgan-alexander.co.uk](mailto:westley@morgan-alexander.co.uk)