

24 Byde Street
Herford, SG14 3AR
Guide price £545,000





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This charming three bedroom Victorian cottage offers well balanced accommodation arranged over three floors, blending attractive period features with modern finishes to create a warm and welcoming home.

Accessed via a pathway running along the side of the property, the entrance opens into a spacious kitchen/breakfast/dining room which forms the heart of the home. Designed for both everyday family living and entertaining, the kitchen is fitted with a range of built in units complemented by granite work surfaces and integrated appliances. The room is bright and airy thanks to its dual aspect, with Velux windows, additional windows to the side and rear, and a door opening directly onto the garden. There is ample space for a dining table and wooden flooring runs throughout.

To the front of the property is the attractive living room featuring a bay window with a window seat beneath, allowing plenty of natural light. An exposed brick chimney breast with inset log burner provides a cosy focal point, while wooden flooring enhances the character of the room.

The lower ground floor provides a versatile room currently arranged as a home office, offering a quiet and flexible space that could also be used as a family room, playroom or guest bedroom.

On the first floor there are three bright bedrooms along with the family bathroom.



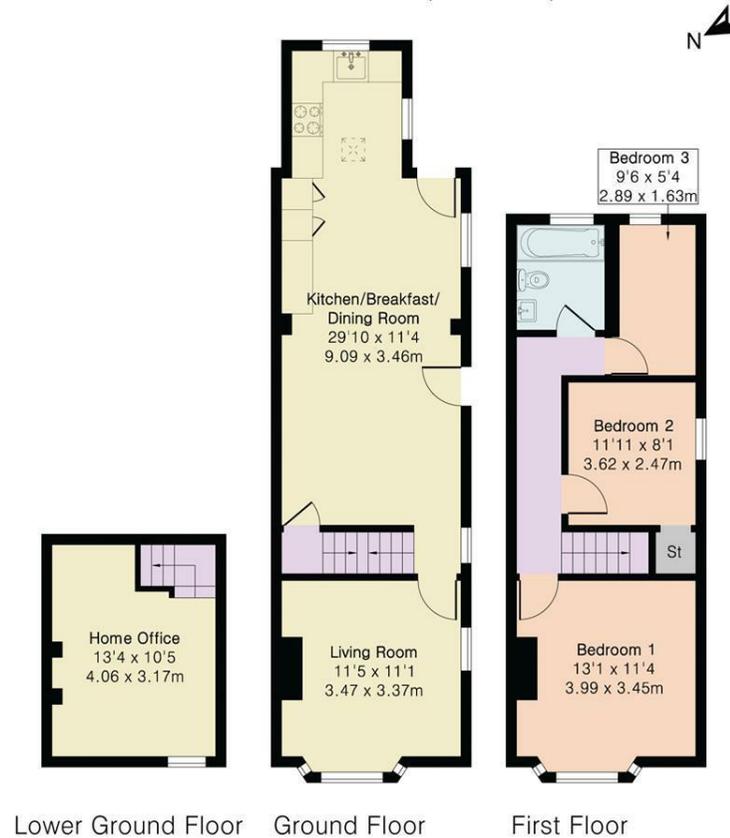


Approximate Gross Internal Area 1,000 sq ft - 93 sq m

Lower Ground Floor Area 139 sq ft – 13 sq m

Ground Floor Area 475 sq ft – 44 sq m

First Floor Area 386 sq ft – 36 sq m



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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