

staniford
grays



237 Priory Road, Hull, HU5 5RZ

£149,950





237 Priory Road

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- UPGRADED CONDITION
- 3 BEDROOMS
- READY TO MOVE IN CONDITION
- IMMACULATE BATHROOM/UTILITY
- CONVENIENT SETTING
- LARGE GARAGE TO REAR
- OPEN PLAN RECEPTION LOUNGE/DAYROOM
- WEST FACING GARDENS
- NO ONWARD CHAIN

*** FAMILY HOME WITH 3 FIRST FLOOR BEDROOMS AND LARGE GARAGE ***

Offering upgraded and improved living accommodation, being smartly appointed throughout is this three bedroom family home located in a prominent and convenient Priory Road location.



£149,950



GROUND FLOOR

ENTRANCE HALLWAY

Accessed via uPVC double glazed entrance door with additional window to side, staircase approach leading to first floor level, with double dado rail and wall light point. Leading to...

RECEPTION LOUNGE

14'10" x 12'10" (4.53 x 3.93)

Offering an abundance of natural daylight via a large uPVC double glazed bay window, being open-plan in nature and extending to dedicated dining room / second reception space.

DINING ROOM / RECEPTION TWO

10'2" x 10'9" (3.12 x 3.28)

A versatile area providing access to kitchen with open feature insert also, with deep downstairs storage cupboard, access to ground floor bathroom.

KITCHEN

9'1" x 9'4" (2.79 x 2.87)

With access door and uPVC double glazed window to rear providing outlook to the West facing garden. Well appointed neutral colour wall and base units with upgraded teak work surface, porcelain 1+1/2 bowl sink and drainer with feature mixer tap, Neff low level oven, gas hob and stainless steel wall mounted extractor canopy over, space provided for a number of low level white goods.

GROUND FLOOR BATHROOM

14'0" x 5'6" (4.28 x 1.69)

Being immaculately appointed throughout with three piece suite, incorporating a p-shaped modern style bath with shower screen, rainfall showerhead and shower console, low flush w.c, pedestal basin. To the alternate room length is a uPVC privacy window with roll edged work surfaces, space for further white goods and plumbing for washing machine, used currently as a dedicated utility space.

FIRST FLOOR

LANDING

Loft access to generous loft area offering further potential should this be required (subject to the necessary permissions).

BEDROOM ONE

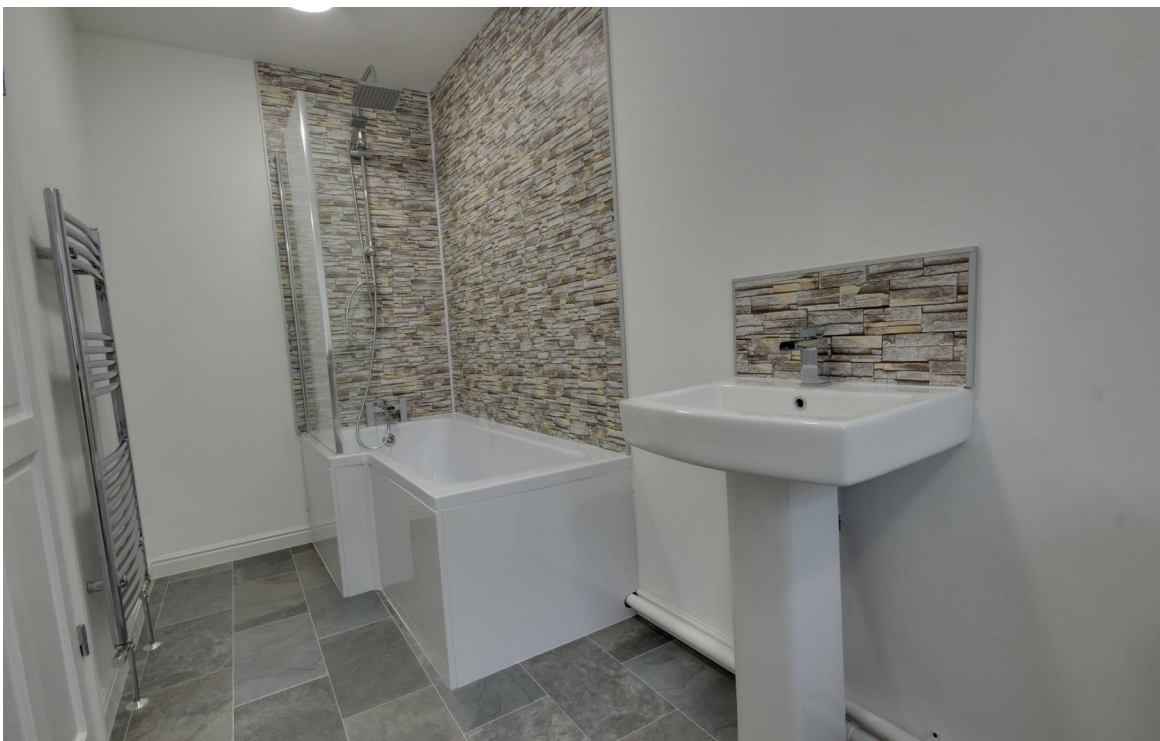
16'2" x 13'7" (4.95 x 4.15)

A generously sized main bedroom with two large uPVC double glazed windows to the front outlook, suitably sized to accommodate double bed and space for freestanding furniture.

BEDROOM TWO

11'3" x 9'6" (3.44 x 2.92)

With uPVC double glazed window offering elevated view over the rear garden, with concealed boiler cupboard with recently fitted Glow-worm combination boiler.



BEDROOM THREE

8'9" x 6'2" (2.67 x 1.90)

With uPVC double glazed window to the rear, with potential to be used as a third bedroom, nursery or dedicated study area.

OUTSIDE

Priory Road itself remains conveniently positioned in close proximity to a number of West Hull locations and Cottingham village centre also.

The subject dwelling offers on-street parking with low level wall to the front boundary perimeter, wrought iron access gate and a hard landscaped front garden area features.

Vehicular access is granted to the rear of the property via a gated shared entrance, in turn leading through to a large detached garage (6m x 3.94m) with double doors, window, personnel access door to side and full power and lighting.

A patio terrace extends from the immediate building footprint and given the West facing elevation gets an abundance of sun and daylight, with feature palm trees, laid to lawn grass section, planted borders and low level fencing to boundary perimeters.

AGENTS NOTE

The vendors have upgraded and improved the property throughout and consequently comes ready for immediate occupation, with viewing available through the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the Hull City Council council tax band to be 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

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 final inspection of the property prior to exchange of contracts.

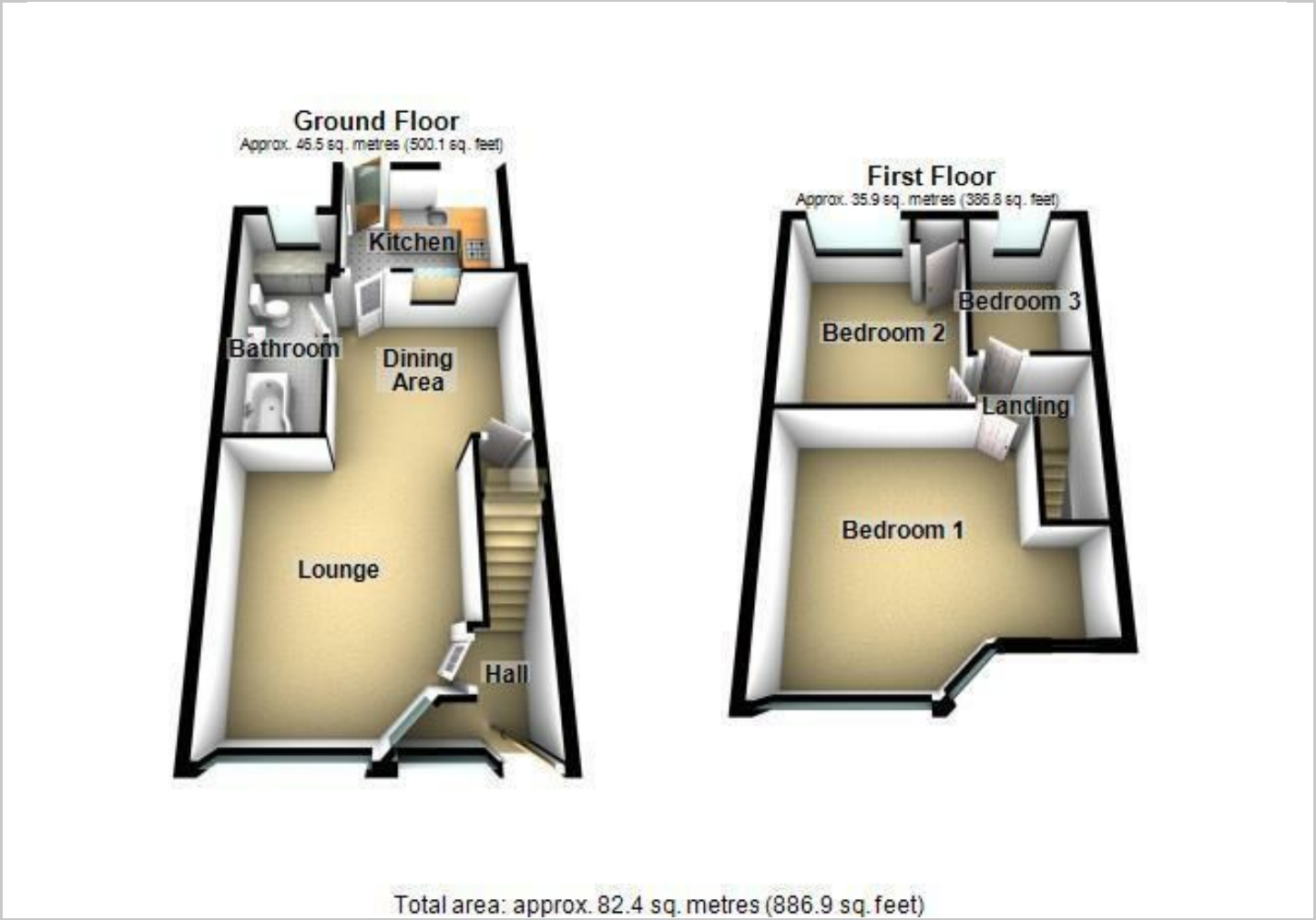
MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



Floor Plans



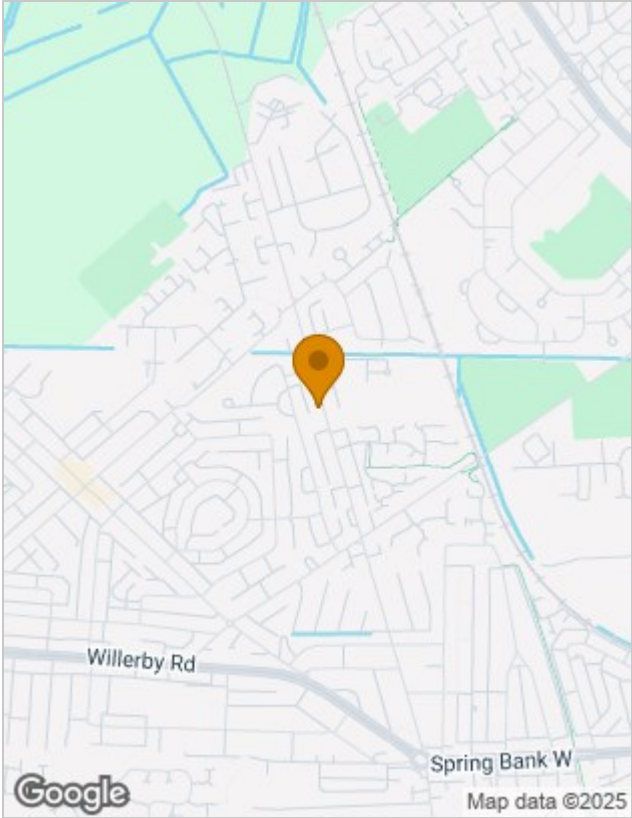
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

