



SYMONDS + GREENHAM

Estate and Letting Agents



181 Priory Road, Hull, HU5 5RY **Offers over £155,000**

NO ONWARD CHAIN - THREE BED END TERRACED - TWO BATHROOMS - TWO RECEPTION ROOMS - POPULAR HU5 LOCATION

Presenting a charming 3 bedroom end terraced property nestled on Priory Road, within the sought after HU5 locale. This delightful home enjoys a prime location, offering easy access to amenities and benefiting from convenient bus routes nearby.

Step inside to discover a welcoming entrance hall that sets the stage for comfortable living. The ground floor features a spacious living room, a separate dining room, a well appointed kitchen and a convenient shower room, providing ample space for everyday living and entertaining. Venture upstairs to find three generously sized bedrooms, offering plenty of space for rest and relaxation. A family bathroom completes the first floor layout, providing convenience for the whole household.

Outside, the property boasts a secluded rear garden, providing a tranquil retreat for outdoor enjoyment and relaxation. Additionally, a good sized garage located to the rear offers convenient storage space for vehicles and belongings.

DON'T MISS OUT...BOOK YOUR VIEWING NOW!

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM

13'6 x 11'6 max (4.11m x 3.51m max)

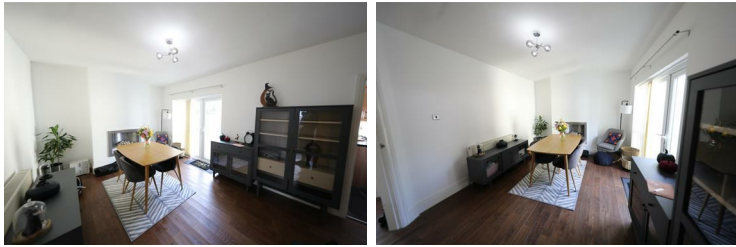
a good sized reception room with decorative fireplace and bay window



DINING ROOM

17'5 x 10'8 max (5.31m x 3.25m max)

with decorative fireplace, fitted storage cupboard and double doors to rear garden



KITCHEN

14'2 x 6'4 max (4.32m x 1.93m max)

with a range of eye and base level units with complementing work surfaces, double sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, space for fridge freezer and plumbing for washing machine



SHOWER ROOM

wet room with low level w/c, heated towel rail and overhead shower



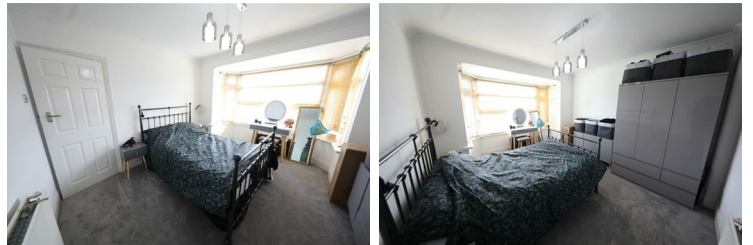
FIRST FLOOR

LANDING

BEDROOM 1

11'2 x 10'6 max (3.40m x 3.20m max)

a spacious primary bedroom with bay window



BEDROOM 2

10'9 x 10'8 max (3.28m x 3.25m max)

a god sized double with fitted units



BEDROOM 3

7'3 x 6'2 max (2.21m x 1.88m max)



BATHROOM

tiled throughout with low level w/c, floating sink basin, heated towel rail and panelled bath with overhead shower attachment



OUTSIDE

a fantastic rear garden mainly laid to lawn with paved patio and garage to the rear, enclosed by timber fencing.

To the front, the property has a block paved patio, enclosed by brick wall and timber fence with iron gate



GARAGE

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

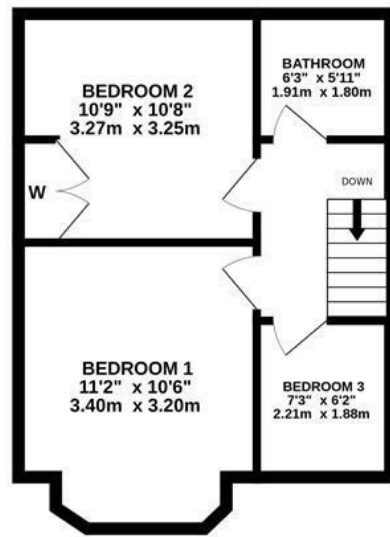
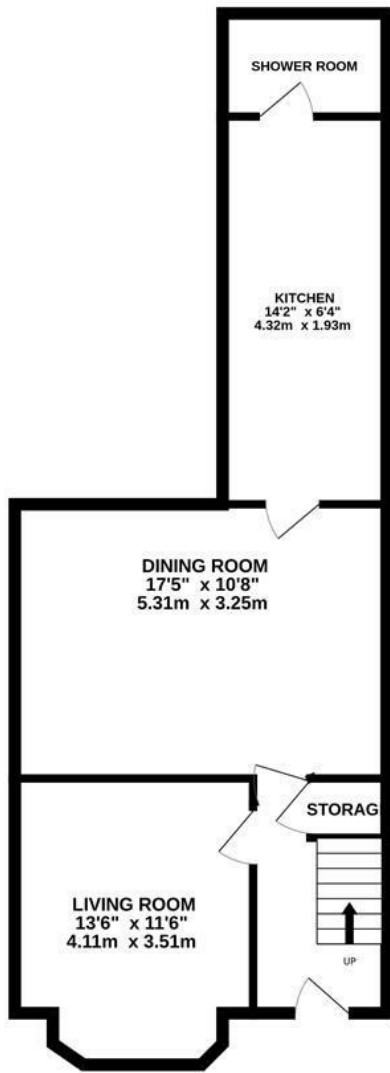
TENURE

Symonds + Greenham have been informed that this property is Freehold.

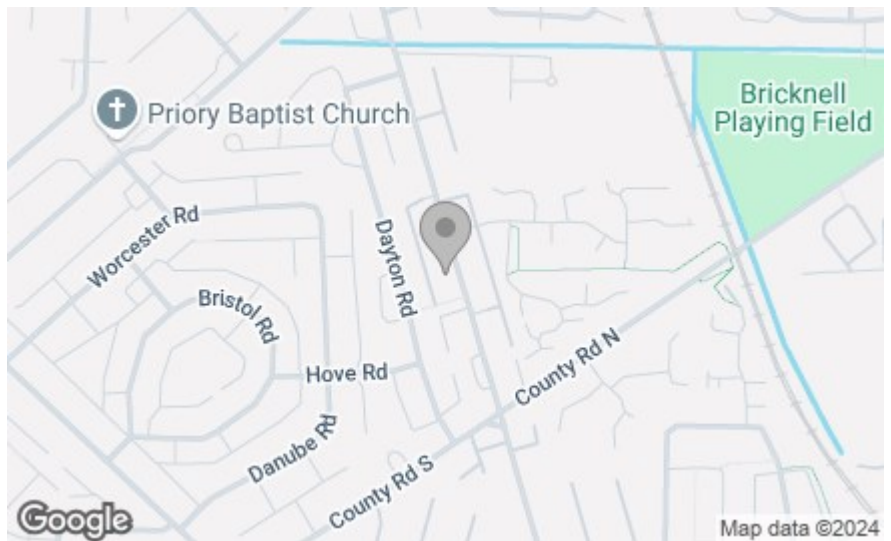
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	
(02 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