



SYMONDS + GREENHAM

Estate and Letting Agents



434 Priory Road, Hull, HU5 5SG

£150,000

This three bedroom terraced property on Priory Road, located in the popular HU5 area, offers a fantastic opportunity for families or first time buyers. Situated close to local amenities in both Hull and Cottingham, the property is ideally positioned for access to shops, schools, and excellent transport links. With plenty of storage throughout, this home is both practical and spacious, making it ideal for comfortable living.

The ground floor features an inviting entrance hall leading to a large open-plan living room, seamlessly connected to the kitchen, creating a sociable and bright living space. The modern layout is perfect for family life or entertaining guests, offering flexibility and functionality. Upstairs, the first floor comprises three well-proportioned bedrooms, with the potential for one of the rooms to be used as a study or dressing room, in addition to a family bathroom. Each room has been thoughtfully designed to maximize space and provide a comfortable living environment.

Externally, the property benefits from a good-sized rear garden, offering plenty of outdoor space for relaxation, play, or alfresco dining. The garden provides the perfect setting for outdoor activities while still being easy to maintain. Overall, this property is well-suited for those looking for a well-located, practical family home with added versatility in a desirable area.

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor and door to...



LIVING ROOM

a spacious open plan room with gas fire and door to the rear garden



KITCHEN

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



FIRST FLOOR

LANDING

BEDROOM 1

a spacious double bedroom



BEDROOM 2

another good sized double bedroom with fitted storage cupboard



BEDROOM 3

with door to...



STORAGE/POSSIBLE WARDROBE OR STUDY

a good sized, versatile space

BATHROOM

with low level w/c, sink basin with vanity unit, heated towel rail and panelled bath with overhead shower attachment

OUTSIDE

a generously sized rear garden, mainly laid with artificial grass, with pond, gravelled area and two outhouses, enclosed by timber fencing



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 A.

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

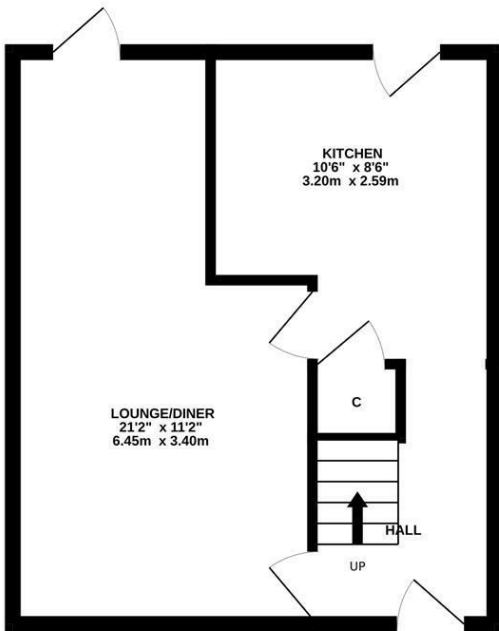
Symonds + Greenham have been informed that this property is Freehold.

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

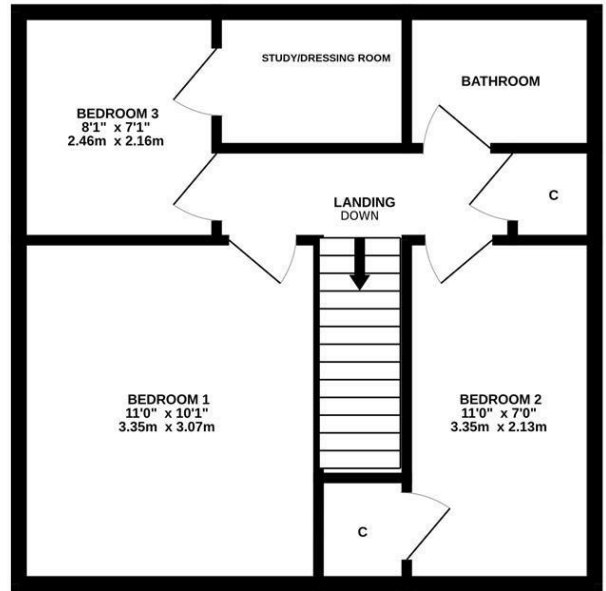
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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 | 83 |
| (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 | 83 |
| (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 |

