





The Property Specialists

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191 Priory Road, Hull HU5 5RY
£150,000

- Open plan layout
- No onward chain / vacant possession
- Good transport links
- Westerly facing garden
- Council Tax Band: B
- EPC Rating: TBC

A traditional mid-terrace which has been re-modelled in the past to create a superb open plan ground floor layout and also benefits from a kitchen extension. Situated in this very popular area of Hull close to the village of Cottingham, the property also has a westerly facing garden which has ten foot access to the rear and could offer space for parking.

Offered to the market with no onward chain viewing is highly recommended.

LOCATION

The property is located on Priory Road almost opposite its junction with Shropshire Close in this popular residential area to the north west of Hull and close to Cottingham.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

11'0" x 5'11" (3.35m x 1.80m)
With a uPVC front door with obscured glass panels. Stairs to the first floor accommodation with storage cupboard under. Varnished exposed floorboards.

LIVING ROOM

14'1" into bay x 11'4" (4.29m into bay x 3.45m)
A very well proportioned living room with a wide archway which opens into the dining room. The focal point of the living room is an ornate carved fireplace housing an electric fire. Walk-in bay window to front elevation.

DINING ROOM

17'8" x 10'9" (5.38m x 3.28m)
Open plan into the living room and with a continuation of the exposed floorboards from the entrance hall. Window overlooking the rear garden.

KITCHEN

14'1" x 6'5" (4.29m x 1.96m)
Offering a range of wall and base storage units with white fronts and complimenting butcher's block style laminate work surfaces and ceramic tiled splashbacks. Stainless steel four ring gas hob with canopy extractor over and integrated oven. Stainless steel sink and drainer. Space and plumbing for washing machine and fridge freezer. Wall mounted boiler. uPVC glass panelled door opening onto the rear garden with further window to the rear elevation.

FIRST FLOOR

BEDROOM 1

13'5" into bay x 11'0" (4.09m into bay x 3.35m)
Bay window to front elevation.

BEDROOM 2

10'10" x 10'10" (3.30m x 3.30m)
Window to rear elevation.

BEDROOM 3

7'1" x 6'2" (2.16m x 1.88m)
Window to front elevation.

BATHROOM

5'11" x 6'4" (1.80m x 1.93m)
With a three piece sanitary suite comprising low level w.c., pedestal hand wash basin and panelled bath with electric shower over. Tiled splashbacks. Window to rear elevation.

OUTSIDE

The property has an enclosed front garden which has been laid under gravel for ease of maintenance.

The rear garden is westerly facing with a concrete seating area adjacent to the kitchen which leads out onto a central lawn with flower borders which have been laid under gravel for ease of maintenance. To the rear is a patio and seating area and a gate that provides access onto a ten foot which runs behind the rear of the properties. Potentially the fence could be removed to provide vehicular access and parking should that be required by a new owner.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you. Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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. Made with Metropix i2020