









Welcome to

Priory Road, Hull

GUIDE PRICE £170,000 - £180,000

Stunning Home On Priory Road with - Entrance Porch, Lounge, Kitchen/Diner, 3 Bedrooms, Family Shower Room, Gardens & Garage! Will Not Disappoint! Book your viewing now!













Entrance Hall

With double glazed door to the front, double glazed window to the front, radiator and stairs to the First Floor.

Lounge

14' 6" into bay x 12' 9" max (4.42m into bay x 3.89m max) With double glazed bay window to the front, spot light points and radiator.

Kitchen/ Diner

18' 8" x 10' 8" narrowing to 9' 3" ($5.69m\ x\ 3.25m$ narrowing to 2.82m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, induction hob, electric oven, cooker-hood, storage cupboard, spot light points, double glazed window to the side, 2 double glazed windows to the rear and double glazed door to the rear.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, spot light points and double glazed windows to the side and rear.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

13' 4" into bay x 16' 3" max (4.06m into bay x 4.95m max) With 3 double glazed windows to the front, radiator and spot light points.

Bedroom 2

9' 9" x 11' 3" (2.97m x 3.43m)

With double glazed window to the rear, radiator and spot light points.

Bedroom 3

8' 4" x 6' 1" (2.54m x 1.85m)

With double glazed window to the rear and radiator.

Outside

Front Garden

With wall, gravelled area and path.

Rear Garden

With paved patio area, lawned area, side access gate and fenced surround.

Garage

Garage with double glazed french style doors to the rear.





Welcome to

Priory Road, Hull

- GUIDE PRICE £170.000 £180.000
- Recently Renovated 3 Bedroom End Of Terrace
- Stunningly Presented Throughout!
- Fabulous Kitchen/Diner & Shower Room
- Garage

Tenure: Freehold EPC Rating: D

quide price

£170,000 - £180,000

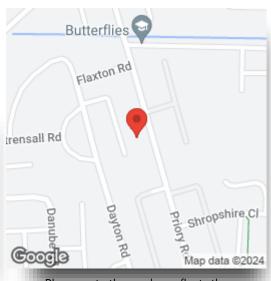
Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110175



Property Ref: WBY110175 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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