



**Priory Road, HULL HU5 5RY**



**Welcome to**

**Priory Road, HULL**

GUIDE PRICE £150,000 - £160,000

Lovely Home On Priory Road with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Shower Room & Gardens! Call us now and book your viewing!



## Entrance Hall

With double glazed door to the front, understairs cupboard and stairs to the First Floor.

## Lounge

13' 1" into bay x 11' 11" max ( 3.99m into bay x 3.63m max )

With double glazed bay window to the front, gas fire with wooden surround, decorative ceiling rose, television point, radiator and coving to the ceiling.

## Dining Room

11' 10" x 17' 6" max ( 3.61m x 5.33m max )

With gas fire with wooden surround, decorative ceiling rose, radiator, coving to the ceiling and double glazed french style doors leading to the Rear Garden.

## Kitchen

14' 1" x 6' 3" ( 4.29m x 1.91m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, plumbing for an automatic washing machine, radiator, 2 double glazed windows to the side and double glazed door to the side.

## First Floor

### Landing

With loft access to a boarded loft space accessed via a pull down ladder providing ample storage.

### Bedroom 1

9' 4" to front of wardrobes x 12' 8" into bay ( 2.84m to front of wardrobes x 3.86m into bay )

With double glazed bay window to the front, radiator and fitted wardrobes.

### Bedroom 2

9' to front of wardrobes x 10' 9" ( 2.74m to front of wardrobes x 3.28m )

With double glazed window to the rear, radiator and fitted wardrobes.

### Bedroom 3

9' 4" into window x 5' 9" ( 2.84m into window x 1.75m )

With double glazed bow window to the front, radiator, fitted units and coving to the ceiling.

### Shower Room

Shower Room with shower cubicle, vanity wash hand basin, low level wc, chrome effect towel style radiator and double glazed window to the rear.

## Outside

### Front Garden

With wall, path, wrought iron gate, lawned area, shrubs, borders housing plants and shrubs and fencing.

### Rear Garden

With lawned area, paved patio area, borders housing plants and shrubs, trees, hedging, pond, shed, timber fencing and rear access gate.



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## Welcome to

### Priory Road, HULL

- GUIDE PRICE £150,000 - £160,000
- 3 Bedroom Home On Priory Road
- Well Presented Throughout!
- 2 Reception Rooms
- Extremely Popular Residential Location

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

### 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.

guide price

**£150,000 - £160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
WBY110968 - 0003

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