









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 \times 12' 8" into bay (2.84m to front of wardrobes \times 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.





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

guide price

£150,000 - £160,000





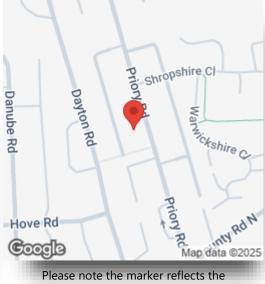
Directions to this property:

01482 653111.

See below map for property location, for further information on

the local area please contact the Residential Sales Team on





postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBY110968



Property Ref: WBY110968 - 0003 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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