

# Whitakers

Estate Agents



## Apartment 7, 465 Priory Road, Hull, HU5 5SB

**£82,000**

\*\* NO ONWARD CHAIN \*\*

Introducing this well-presented first floor flat which would make an ideal initial step onto the property ladder for the first time buyer.

The complex is established upon the well-connected Priory Road which links between Cottingham and Willerby Road. A passage allows access to the car park behind the building where there is one allocated vehicle space for the flat and storage space for the communal bins.

A fixed staircase in the secured communal entrance hall ascends to the first floor on which the residence is established on; a door opens to the private hallway and to: two good bedrooms, a bathroom suite furnished with a three-piece suite and fitted kitchen / dining room.



The accommodation comprises

Front external



Externally the complex is established upon the well-connected priory road .

Ground floor

Communal entrance

Communal entrance door and fixed staircase to upper floor flats.

First floor

Private entrance hall

Wooden entrance door, electric storage heater, telecom system, built in storage cupboard and carpeted flooring. Leading to:

Lounge / kitchen 11'1" x 20'0" (3.39 x 6.12 )



UPVC double glazed balcony doors, two electric storage heaters, partly carpeted and cushion effect laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with upstand laminate above, sink with mixer tap , oven with hob and hood above and plumbing for a washing machine.

Bedroom one 9'4" x 12'9" maximum (2.87 x 3.89 maximum )



UPVC double glazed window, electric storage heater and carpeted flooring.

Bedroom two 6'10" x 10'2" (2.09 x 3.12 )



UPVC double glazed window, electric storage heater and carpeted flooring.

Bathroom



Electric tower rail, partly tiled to splashback areas with laminate flooring and furnished with a three piece suite comprising panelled bath with mixer tap and shower, pedestal sink with dual taps and low flush W.C.

Rear external

There is a car park behind the building with one allocated vehicle space for the flat and storage space for the communal bins.

Key features

Two bedroom first floor apartment  
Popular residential location on Priory Road  
Allocated parking space for one vehicle  
Spacious lounge/ kitchen  
Large fitted bathroom

Tenure

The property is leasehold. - Service £330.00 per quarter - Ground rent £312.00 per annum

Council Tax band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030398046507

Council Tax band - A

EPC rating

EPC rating - B

Material Information

Construction - Standard

Conservation Area - No  
Flood Risk - Low  
Mobile Coverage / Signal - EE / Vodafone / Three / O2  
Broadband - Basic 10 Mbps / Ultrafast 1000 Mbps  
Coastal Erosion - No  
Coalfield or Mining Area - No

#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

#### Free Market Appraisals / Valuations

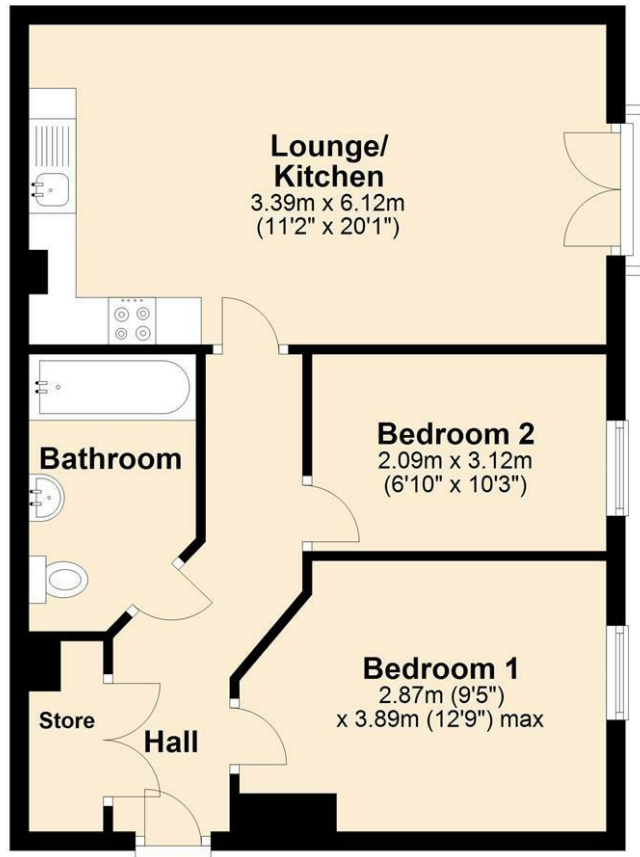
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

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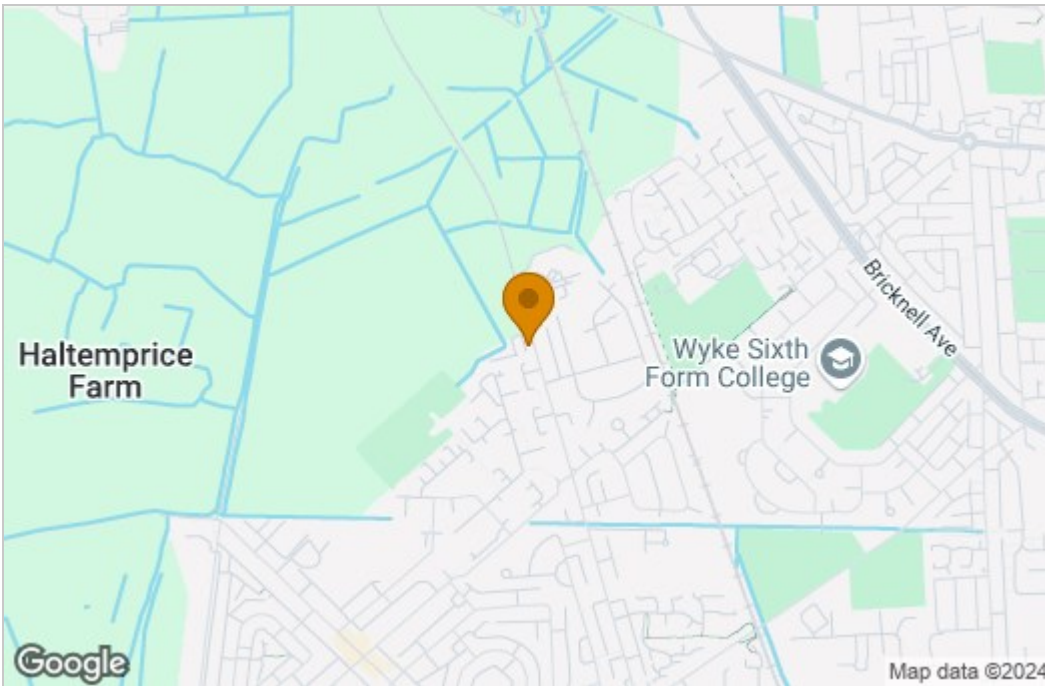
# Floor Plan

## Apartment 7

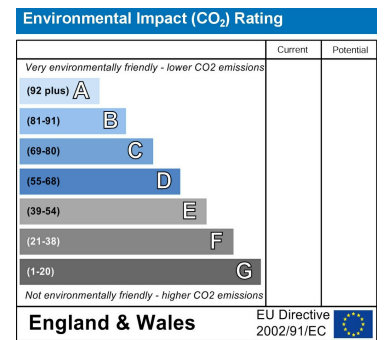
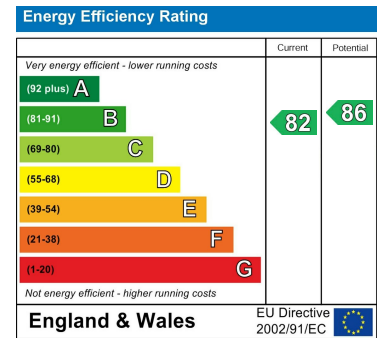


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.