

# Whitakers

Estate Agents



**208 Priory Road, Hull, HU5 5RU**

**£165,000**

This well presented traditional terraced property is offered to the market as move into condition, situated in a sought after residential location, well served by a host of local amenities and benefits from great local schools close by making this an obvious choice for families.

The main features include - entrance, front lounge, full width dining room with French doors that open out to the garden along with the 14' fitted kitchen. The first floor boasts three good bedrooms (master fitted) together with the well appointed family bathroom suite.

Externally to the front of the property is a low maintenance garden, the rear garden is enclosed to the boundary with a raised decked seating area to enjoy the sun in the warmer months, the rest is laid to lawn with parking beyond.

This property really ticks the boxes in terms of size, location and condition. This would make an ideal first step onto the ladder or should also suit families looking to be in this ever sought after location.

Early viewings advised.



## Accommodation Comprises

### Entrance

Walled low maintenance front garden leading to UPVC double glazed entrance door.

### Hallway

Radiator and laminate flooring.

Lounge 10'4 x 11'5 (3.15m x 3.48m)



UPVC double glazed bay window, contemporary gas fire, laminate flooring and radiator.

Dining Room 13'5 x 17'6 (4.09m x 5.33m)



UPVC double glazed French doors, gas fire with tiled hearth and laminate flooring.

Kitchen 14'2 x 6'3 (4.32m x 1.91m)



UPVC French doors, a range of base, drawer and wall units with contrasting work surfaces, sink unit with mixer tap over and freestanding cooker and hood over.

### First floor landing

Loft hatch.

Bedroom One 13'1 x 9' (3.99m x 2.74m)



UPVC double glazed bay window, fitted wardrobe and radiator.

Bedroom Two 10'9 x 10'6 (3.28m x 3.20m)



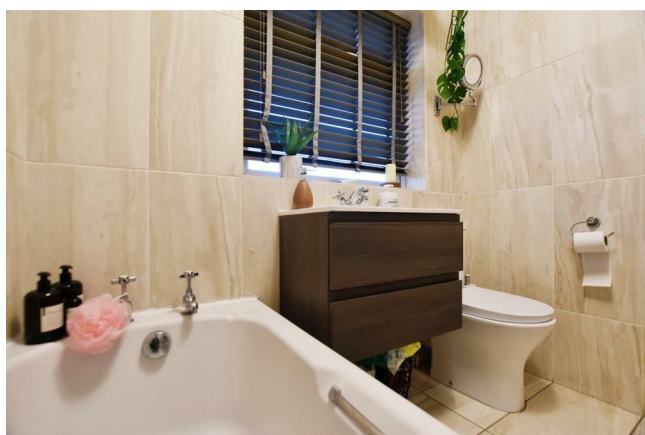
UPVC double glazed window, radiator and laminate flooring.

### Bedroom Three 7'2 x 5'7 (2.18m x 1.70m)



UPVC double glazed bay window and radiator.

### Bathroom



UPVC double glazed window, panelled bath, vanity sink unit, low flush WC, tiled walls and flooring.

### Externally



Externally to the front of the property is a low maintenance garden, the rear garden is enclosed to the boundary with a raised decked seating area to enjoy the sun in the warmer months, the rest is laid to lawn with parking beyond.

### Freehold

The property is freehold.

### Council Tax Band

Council Tax Band B.

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE/ Vodafone / Three / O2

Broadband - Basic 8 Mbps Ultrafast 1000 Mbps

Coastal Erosion - N/A

### Additional products and services

Whitakers 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.

### Disclaimer

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.

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### Sales 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.

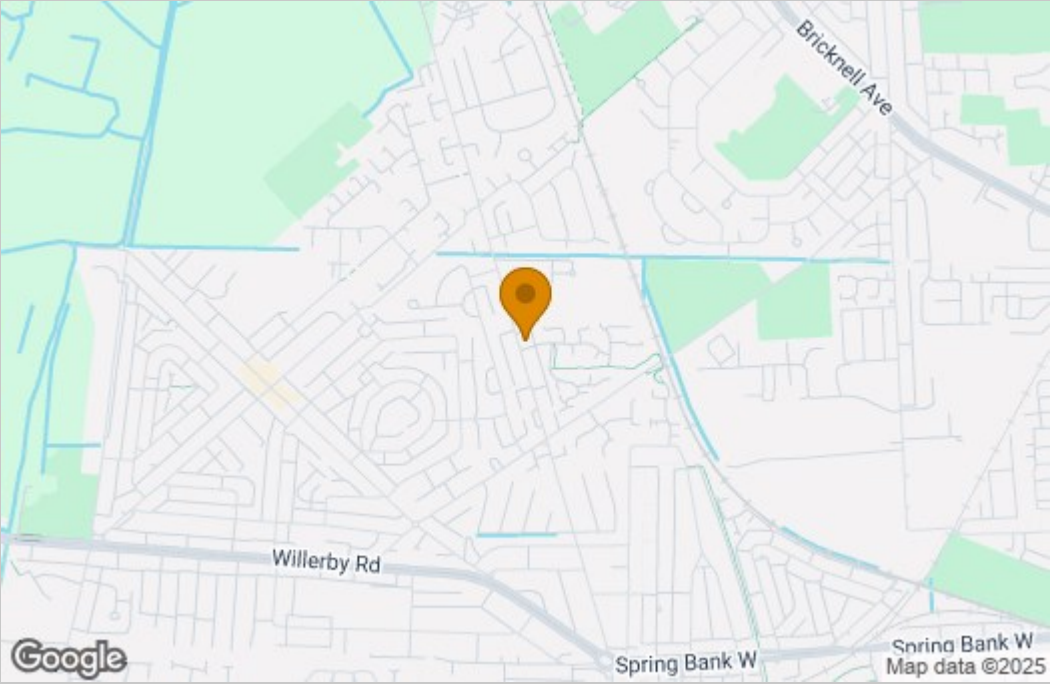


Floor Plan

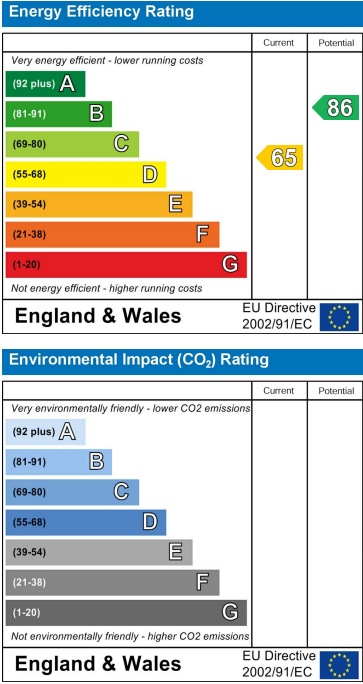


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.