

# Quick & Clarke

PROPERTY SPECIALISTS

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**191 Priory Road, Hull HU5 5RY**  
**£162,000**

Beverley | Cottingham | Hornsea | Willerby

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- Superb traditional bay fronted town house
- No onward chain
- Recently modernised to include newly fitted Kitchen
- uPVC double glazing and gas central heating
- Two receptions
- Three Bedrooms
- Modern first floor Bathroom
- South facing rear garden
- Viewing is a must!
- Council Tax B EPC TBC

A traditional mid-terrace which has been re-modelled in the past to create a superb open plan ground floor layout and also benefits from a kitchen extension. Offered to the market with no onward chain and situated in this very popular area of Hull close to the village of Cottingham and ease of access to Hull City Centre.

The property has recently been modernised to include a new Kitchen with built in appliances. Well presented throughout there is a spacious Entrance Hallway, Lounge with bay window and Dining room, newly fitted Kitchen and to the first floor there are three Bedrooms and house Bathroom.

With a south facing garden, providing great outdoor space and a ten foot to the rear which can offer the potential for off street parking, this superb property offers a great opportunity to which an early viewing is an absolute must!

#### LOCATION

The property is located on Priory Road almost opposite its junction with Shropshire Close in this popular residential area to the north west of Hull and close to Cottingham.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE HALL

11'0" x 5'11" (3.35m x 1.80m)

With a uPVC front door with obscured glass panels. Stairs to the first floor accommodation with storage cupboard under. Varnished exposed floorboards.

##### LIVING ROOM

14'1" into bay x 11'4" (4.29m into bay x 3.45m)

A very well proportioned living room with a wide archway which opens into the dining room. The focal point of the living room is an ornate carved fireplace housing an electric fire. Walk-in bay window to front elevation.

##### DINING ROOM

17'8" x 10'9" (5.38m x 3.28m)

Open plan into the living room and with a continuation of the exposed floorboards from the entrance hall. Window overlooking the rear garden.

##### KITCHEN

14'1" x 6'5" (4.29m x 1.96m)

uPVC double glazed window to the rear. Newly fitted units with base and wall mounted cupboards in a soft grey finish with contrasting work surfaces. Stainless steel four ring gas hob with canopy extractor over and integrated oven. One and a quarter sink unit drainer and mixer tap. Space and plumbing for washing machine and fridge freezer. Wall mounted boiler. uPVC glass panelled door opening onto the rear garden with further window to the rear elevation.

##### FIRST FLOOR

##### BEDROOM 1

13'5" into bay x 11'0" (4.09m into bay x 3.35m)

Bay window to front elevation.

##### BEDROOM 2

10'10" x 10'10" (3.30m x 3.30m)

Window to rear elevation.

##### BEDROOM 3

7'1" x 6'2" (2.16m x 1.88m)

Window to front elevation.

##### BATHROOM

5'11" x 6'4" (1.80m x 1.93m)

With a three piece sanitary suite comprising low level w.c., pedestal hand wash basin and panelled bath with thermostat shower over. Tiled splashbacks. Window to rear elevation.

##### OUTSIDE

The property has an enclosed front garden which has been laid under gravel for ease of maintenance.

The rear garden is westerly facing with a concrete seating area adjacent to the kitchen which leads out onto a central lawn with flower borders which have been laid under gravel for ease of maintenance. To the rear is a patio and seating area and a gate that provides access onto a ten foot which runs behind the rear of the properties. Potentially the fence could be removed to provide vehicular access and parking should that be required by a new owner.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC double glazing.

##### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

##### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email [cottingham@qandc.net](mailto:cottingham@qandc.net)



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