



SYMONDS + GREENHAM

Estate and Letting Agents



162 Priory Road, Hull, Yorkshire HU5 5RX

Offers over £155,000

Symonds & Greenham are delighted to present this stylishly presented three-bedroom mid terraced home on Priory Road, situated within the ever-popular HU5 area of Hull. Finished to a high standard throughout and offered in move in ready condition, this superb property is ideal for first-time buyers, downsizers and a variety of other purchasers seeking modern living in a highly convenient location.

Positioned close to a wide range of local amenities and well connected to both Hull city centre and Cottingham, the property enjoys excellent transport links while benefiting from a popular residential setting.

The accommodation briefly comprises an inviting entrance hall, a spacious open plan living and dining room with an attractive bay window to the living area and a large modern fitted kitchen to the ground floor. To the first floor are three lovely bedrooms alongside a stylish and contemporary shower room.

Externally, the property benefits from a lovely rear garden with both gravelled and lawned areas, creating an attractive and low maintenance outdoor space. To the rear is a garage with parking space, while a small front garden enhances the property's kerb appeal.

A beautifully maintained home offering style, practicality and an excellent location — early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

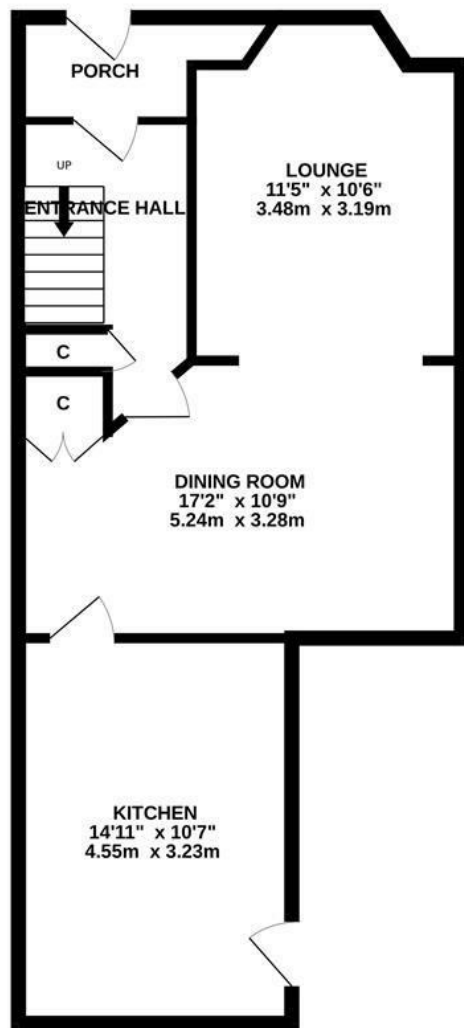
Symonds + Greenham have been informed that this property is Freehold/Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

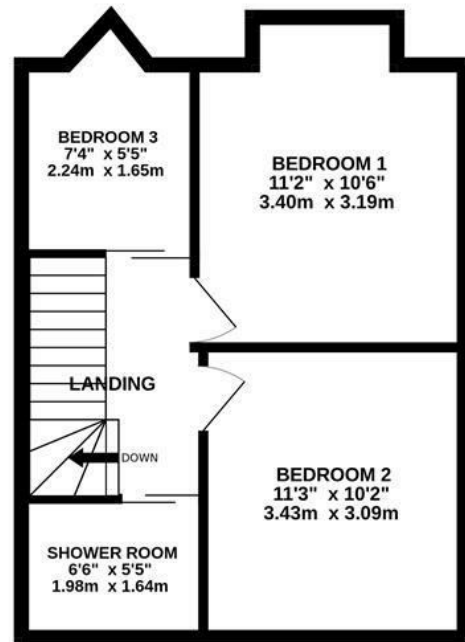
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

