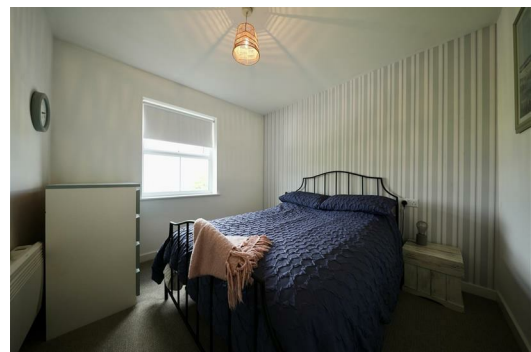




SYMONDS + GREENHAM

Estate and Letting Agents



467 Priory Road, Hull, HU5 5RG

£95,000

STYLISH TWO-BEDROOM SECOND-FLOOR APARTMENT FEATURING A SPACIOUS OPEN-PLAN LIVING AREA, MODERN KITCHEN AND BATHROOM, ALLOCATED PARKING, AND DELIGHTFUL OPEN FIELD VIEWS.

Nestled in the desirable HU5 area on Priory Road, this superb second-floor two-bedroom apartment presents an exceptional opportunity for those seeking a stylish and comfortable living space. The property features a modern kitchen and a well-appointed bathroom, ensuring that all your needs are met with ease.

As you enter, you are greeted by an inviting entrance hall that leads to two good sized bedrooms, perfect for relaxation or accommodating guests. The heart of the home is undoubtedly the spacious open-plan kitchen and living area. This contemporary space is equipped with high-quality fittings and offers ample room for both entertaining and unwinding. Large windows allow natural light to flood in, while pleasant views of the fields with horses and other wildlife enhance the overall ambiance. The apartment also benefits from an allocated parking space, providing added convenience and peace of mind for residents and visitors alike.

The apartment is ideally situated close to a variety of amenities, ensuring that everything you need is within easy reach. Whether you are a first-time buyer or looking to downsize, this beautifully presented apartment is ready to move into and enjoy. With its modern interiors and fantastic living space, it truly offers a perfect blend of style and practicality. Don't miss the chance to make this delightful property your new home.

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 "A"

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 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.

LEASEHOLD INFORMATION

Annual Ground Rent - £312.58 PA

Service Charge - £141 PM

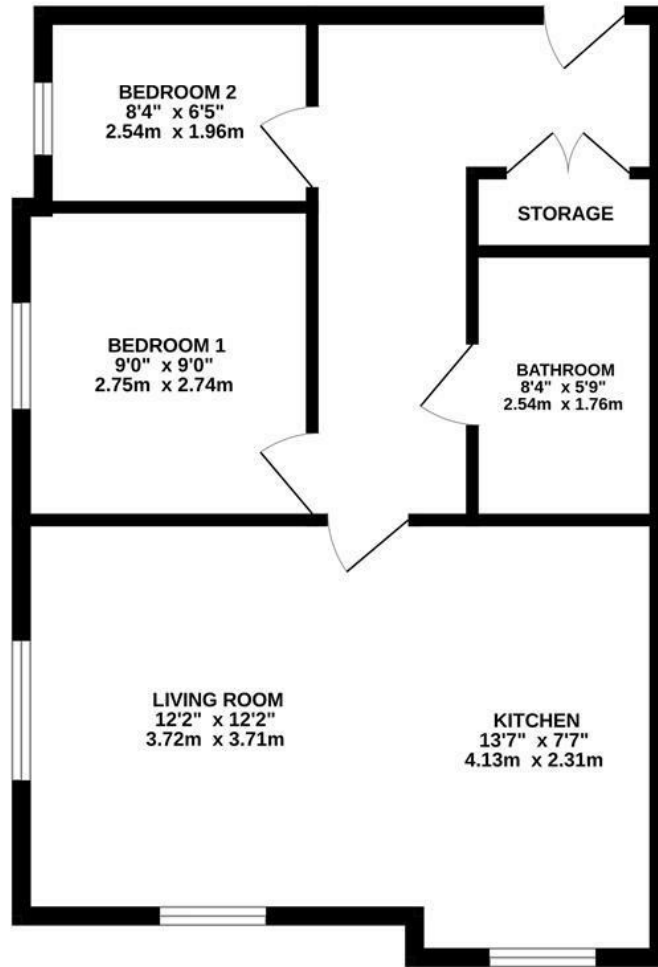
Management Company

E&J Estates

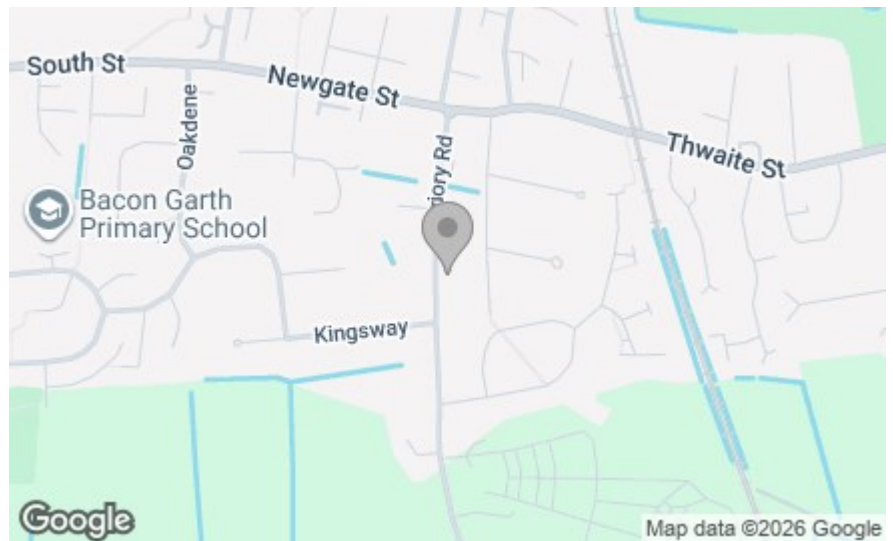
(no restrictions on pets or sub letting)

The lease started on 1st January 2007 and has a term of 155 years and will end on 31st December 2161. There are approximately 135 years and 6 months remaining on the lease.

GROUND FLOOR



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		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		