



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 241 Priory Road, Hull, HU5 5RZ

### £175,000

THREE BEDROOMS AND SPACIOUS LIVING AREAS - BEAUTIFUL KITCHEN/DINER - MODERN THROUGHOUT - FANTASTIC TRANSPORT LINKS AND LOCAL AMENITIES NEARBY

Situated on Priory Road in Hull, this stunning three-bedroom property offers a perfect blend of modern living and spacious comfort. As you step inside, you will be greeted by a bright and airy reception room that sets the tone for the rest of the home. The property features large and spacious rooms, allowing for a comfortable lifestyle and ample space for family gatherings or entertaining guests.

The heart of the home is undoubtedly the beautiful kitchen diner, which has been thoughtfully designed to cater to both culinary enthusiasts and casual diners alike. This modern space is perfect for enjoying meals with family or hosting friends, all while basking in the natural light that floods through the windows.

The property features one well-appointed bathroom, ensuring convenience for all residents. Each of the three bedrooms is generously sized, providing a peaceful retreat at the end of a long day.

In addition to its impressive interior, this home benefits from fantastic transport links, making commuting a breeze. Local amenities are also within easy reach, ensuring that everything you need is just a stone's throw away.

This house is truly a gem, offering a wow factor that is hard to resist. Whether you are a first-time buyer or looking for a family home, this property is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

## HALL

## LOUNGE

14'8 x 13'0 max (4.47m x 3.96m max)

## KITCHEN/DINER

17'8 x 10'10 max (5.38m x 3.30m max)

With base to eye level units, complementary work top surfaces, sink and draining unit, integrated dishwasher, integrated fridge freezer, integrated washing machine, integrated electric oven, induction hob with overhead extractor fan and storage cupboard

## BATHROOM

13'6 5'0 max (4.11m 1.52m max)

Featuring a large walk in shower, vanity hand basin, low level w/c, heated towel rail

## BEDROOM ONE

14'8 x 13'0 max (4.47m x 3.96m max)

Spacious master bedroom with lots of natural light

## BEDROOM TWO

11'5 x 9'9 max (3.48m x 2.97m max)

## BEDROOM THREE

8'4 x 6'2 max (2.54m x 1.88m max)

## 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"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

## DISCLAIMER

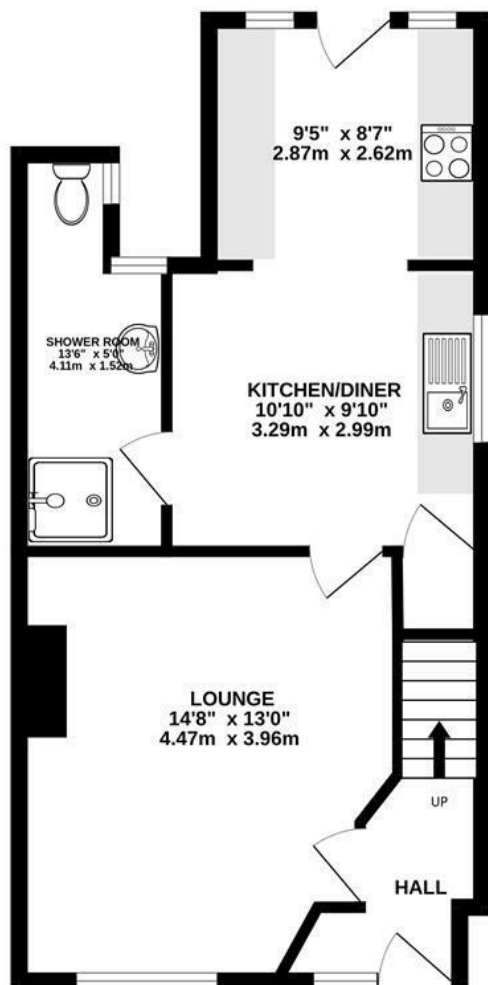
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

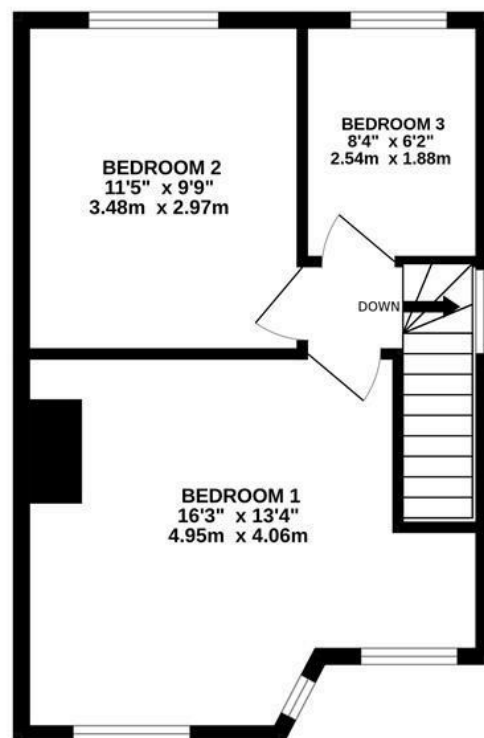
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.




GROUND FLOOR



1ST 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			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			<b>65</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
			

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