



**SYMONDS + GREENHAM**

Estate and Letting Agents



## 237 Priory Road, Hull, HU5 5RZ Offers over £140,000

THREE BED MID TERRACED - SOUGHT AFTER HU5 LOCATION - IDEAL FOR FIRST TIME BUYERS - WELL PRESENTED THROUGHOUT - MODERN KITCHEN AND BATHROOM - LOFT SPACE WITH VELUX WINDOW - GARAGE AND OFF STREET PARKING TO REAR

Located on Priory Road in the ever popular HU5 area, this beautifully presented three bedroom terraced property is ideal for first time buyers seeking a stylish and well-maintained home in a convenient location. Close to a wide range of amenities and situated on a regular bus route, it offers easy access to the city centre and surrounding areas.

The current owner has invested significantly in updating the property, which is evident in its excellent condition throughout. Internally, the home comprises a small entrance hall leading into a bright and airy open plan living and dining space, perfect for both relaxing and entertaining. The modern kitchen is finished to a high standard with a stylish ceramic sink and tasteful fittings, and the contemporary ground floor bathroom is equally well appointed. Upstairs, there are three excellent bedrooms, all presented in move in condition. The property also benefits from loft access via a pull down ladder, leading to a loft space (not to building regs) with a Velux window, making it a usable and versatile area—ideal for storage, hobbies or even a quiet workspace.

Externally, the home enjoys a lovely west facing rear garden, offering plenty of afternoon and evening sunshine. There is a garage with power supply, perfect for secure storage or potential use as a workshop. The garage is accessed via a tenfoot with vehicle access, while to the front is a small, low maintenance garden that adds curb appeal.

This is a fantastic opportunity to purchase a home that is ready to move into and offers a blend of charm, practicality and 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 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.

## TENURE

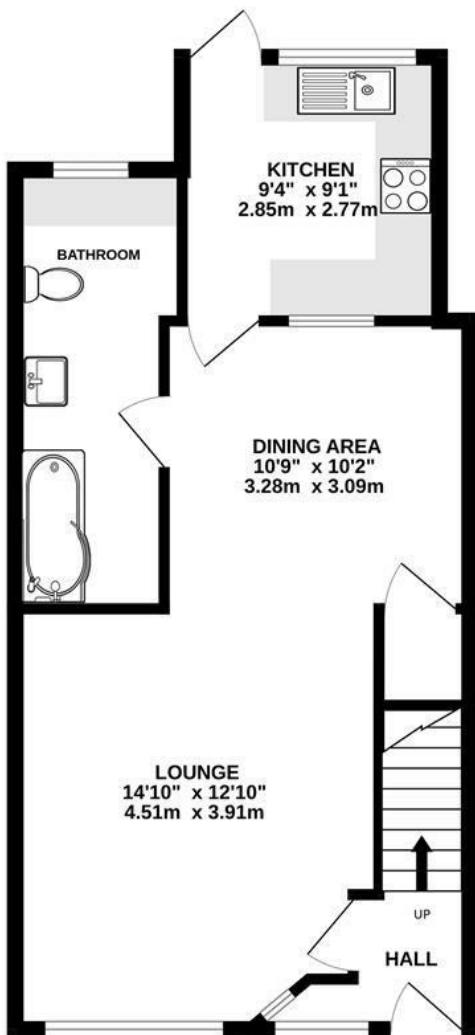
Symonds + Greenham have been informed that this property is Freehold.

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

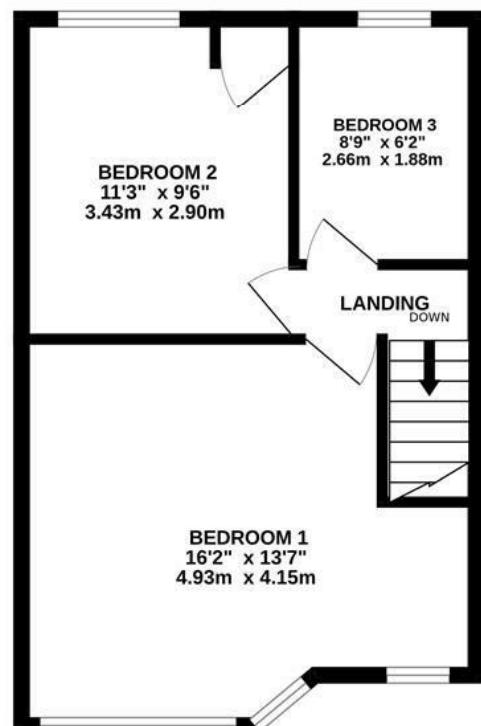
## VIEWINGS

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

## GROUND FLOOR



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

