



SYMONDS + GREENHAM

Estate and Letting Agents



467 Priory Road, Hull, HU5 5RG

£110,000

SUPERB TWO BED GROUND FLOOR APARTMENT - MODERN KITCHEN - TWO STYLISH BATHROOMS - FANTASTIC LIVING SPACE - POPULAR HU5 LOCATION - CLOSE TO AMENITIES - ALLOCATED PARKING SPACE

Situated in the sought after HU5 area, this beautifully presented two bedroom ground floor apartment offers a perfect blend of style, comfort and practicality. Ideally located on Priory Road, it provides excellent access to the amenities of both Hull and Cottingham, making it a superb choice for first time buyers, those looking to downsize, or anyone seeking easy ground floor access. The apartment is located at the rear of the development, offering added peace, privacy and security. It overlooks well kept communal gardens and enjoys the benefit of an allocated parking space, conveniently positioned within view of the main living area.

Internally, the property is finished to a high standard throughout. An inviting entrance hall leads to two generously sized double bedrooms, including a stunning primary suite complete with a stylish en suite shower room. A modern family bathroom, both updated in the last five years, adds further appeal.

The heart of the home is the spacious open plan kitchen and living area, featuring a contemporary, well equipped kitchen with quality fittings and plenty of space for relaxing or entertaining. The living area enjoys a pleasant garden outlook, enhancing the feeling of space and light.

With a new boiler recently installed and tasteful, modern interiors throughout, this apartment is ready to move into and enjoy. Early viewing is strongly recommended to fully appreciate what this exceptional home has to offer.

BOOK YOUR VIEWING NOW!

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

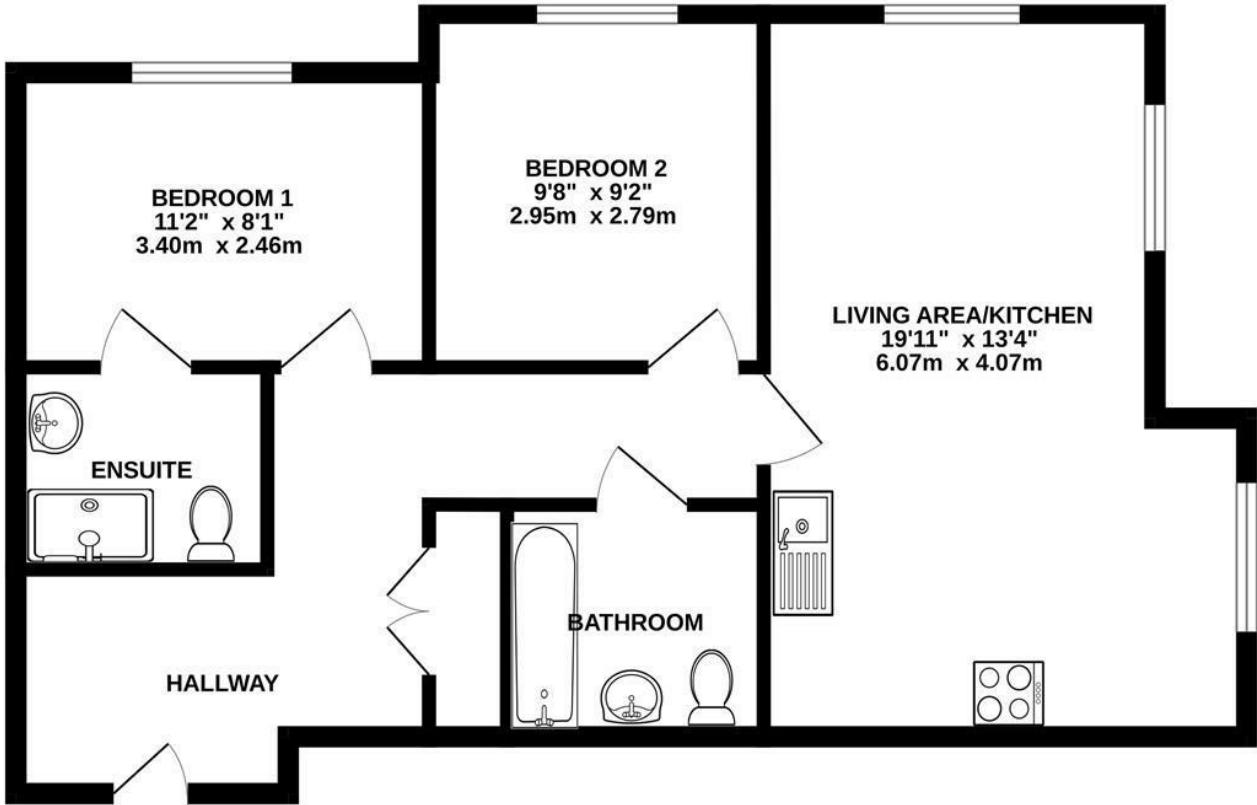
Symonds + Greenham have been informed that this property is Leasehold.

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

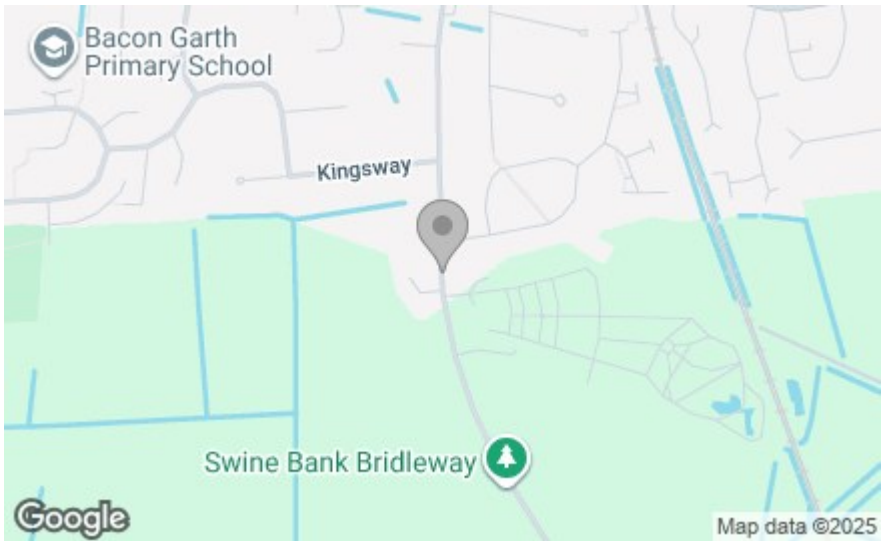
VIEWINGS

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

GROUND FLOOR



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	
72	80
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 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 ₂ emissions	
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England & Wales	EU Directive 2002/91/EC