



**312 Priory Road, Hull HU5 5RU**  
**Guide Price £165,000**

- Attractive and extended mid-terrace
- Modern kitchen & bathrooms
- Two generously sized reception rooms
- No onward chain - vacant possession
- Close to primary school
- EPC Rating: C
- Council Tax Band: B

A very attractive and well looked after mid-terrace which is offered to the market with no onward chain.

Being well-proportioned throughout and benefitting from two spacious reception rooms, the property has also been extended and has an attractive fitted kitchen to the rear and with three bedrooms and a modern bathroom to the first floor.

In a superb position close to a primary school and the local amenities on Priory Road, the property has easy to maintain gardens and a garage to the rear. Viewing is highly recommended.

#### LOCATION

The property is located on the Eastern side of Priory Road and situated between the entrance to Priory Primary School and the local amenities on the corner of Priory Drive. Set back from the road and lying adjacent to a bus stop, the property is well served with local amenities and transport links into Hull and Cottingham.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

uPVC front door with glass panels, laminate flooring and cloak cupboard.

##### LIVING ROOM

16'1" x 11'3" (4.90m x 3.43m)

A very well-proportioned room with a white ornate fireplace housing a gas fire and window to the front elevation. Double timber glass panelled doors open into the dining/sitting room.

##### DINING/SITTING ROOM

14'4" x 9'10" (4.37m x 3.00m)

Allowing flexibility of living space and with a window to the rear elevation and a storage cupboard under the stairs.

#### KITCHEN

9'6" x 8'7" (2.90m x 2.62m)

An attractive oak fronted kitchen offering a generous range of wall and base storage units with complementing laminate work surfaces and ceramic style splashbacks, four ring gas hob with extractor over, stainless steel sink and drainer, integrated Bosch oven and microwave, integrated dishwasher, fridge, freezer and space and plumbing for washing machine, kick heater and French doors opening out onto the rear garden.

#### FIRST FLOOR

##### LANDING

##### BEDROOM 1

11'4" x 9' (3.45m x 2.74m)

An extensive range of built-in wardrobes and window to the rear elevation.

##### BEDROOM 2

11'3" x 8'1" (3.43m x 2.46m)

Built-in wardrobes, laminate flooring and window to the front elevation.

##### BEDROOM 3

7'6" x 5'9" (2.29m x 1.75m)

Built-in wardrobe and window to the front elevation

##### BATHROOM

8'1" x 4'9" (2.46m x 1.45m)

A modern bathroom offering a three piece sanitary suite comprising panelled bath with shower over, vanity unit with semi-recessed hand wash basin and back to the unit w.c., heated towel rail, porcelain tiled floor and window to the rear elevation.

##### OUTSIDE

The property is set back from the pavement with the garden lying behind a dwarf brick wall. A gate provides access onto a concrete path leading to the front door and the front garden has been landscaped for ease of maintenance. Laid under gravel, there is a central flower bed which is laid under slate chippings with a central ornamental tree.

The rear garden is fairly compact and easy to maintain which again has been landscaped for ease of maintenance with a patio adjacent to the kitchen door. The garden has been laid under gravel and a path leads to the garage. Adjacent to the kitchen extension is a gated-off area which is a bin store.

#### GARAGE

18'7" x 9'2" (5.66m x 2.79m)

Up-and-over door providing access onto a tenfoot and side courtesy door. Supplied with light and power.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC double glazing.

#### TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

#### FINANCIAL SERVICES

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