



QUICK & CLARKE
The Property Specialists

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456 Priory Road, Hull HU5 5SG
£139,950

- Modern end town house
- Beautifully presented throughout
- Spacious lounge with fireplace
- Modern fitted breakfast kitchen
- 2 double bedoroms
- Modern fitted four piece bathroom
- Good size garden
- On street parking available
- Viewing an absolute must
- EPC Rating: Awaited. Council Tax Band: A

Located within this popular residential area, we are delighted to present to the market this ideal first time purchase.

This modernised end town house offers space and versatility and is well presented throughout, comprising entrance hallway, spacious lounge with feature fireplace, modern fitted dining kitchen, two double bedrooms to the first floor and modern four piece bathroom. There is a useful outside store.

The property enjoys a good size garden and parking is available on the street on a first come first served basis. Simply ready to key turn and move into, viewing is highly recommended.

LOCATION

The property is located on the commencement of the Hull boundary on Priory Road. Ideally located for the village amenities of Cottingham and also Hull City Centre. Set back from the road within ease of reach of local bus routes.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

A door with glazed inserts leads into:

ENTRANCE HALLWAY

Wood laminate flooring and staircase leading to the first floor accommodation. Door into:

LOUNGE

15'3" x 12'1" (4.65m x 3.68m)
uPVC double glazed window to the front elevation, Adam style fire surround having modern style back and hearth with electric flame effect fire, TV aerial point and access to the understairs storage cupboard.

DINING KITCHEN

12'2" x 8'8" (3.71m x 2.64m)
uPVC double glazed window and door to the rear elevation, fitted base and wall units with work surfaces and splashbacks, provision for cooking, sink unit with drainer and mixer tap, space for fridge freezer and space and plumbing for washing machine.

FIRST FLOOR

LANDING

BEDROOM 1

15'5" maximum x 9'5" maximum (4.70m maximum x 2.87m maximum)
uPVC double glazed window to the front elevation. Large walk-in storage cupboard.

BEDROOM 2

11'5" x 10'1" (3.48m x 3.07m)
uPVC double glazed window to the rear elevation and fitted wardrobe.

BATHROOM

8'5" x 5'5" (2.57m x 1.65m)
uPVC double glazed windows to the rear elevation, contemporary four piece suite in white comprising panelled bath, independent shower cubicle, wash hand basin set in vanity unit and low level w.c. with tiled splashbacks to wet areas.

OUTSIDE

The property enjoys a good size lawned rear garden which also extends down the side and offers a relatively good degree of privacy.

There is a brick store which has power and light, space and plumbing for a washing machine.

To the front of the property there is an open plan garden and on street parking is available on a first come first served basis.

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 Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of the market and also exclusive mortgage deals not normally available on the

high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



1ST FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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. Made with Metropix ©2026