



**456 Priory Road, Hull, HU5 5SG**  
**£119,950**

## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modernised and upgraded end terraced house located in a popular area with access to amenities and transport links plus access to OFSTED 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern kitchen and contemporary 4 piece bathroom. Items of note include the separate utility room plus electric fire and surround to lounge. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, kitchen and externally accessed utility room. There are 2 double bedrooms plus a 4 piece bathroom accessed from the first floor landing.

The property benefits from well proportioned and well maintained gardens. There is access to a third party parking courtyard at the rear.

Tenure - Freehold  
Council Tax - Band A

\*We are informed that the parking courtyard to the rear is council owned.

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With laminate flooring.

#### Lounge 15'1"(max) x 11'10"(max) (4.60m(max) x 3.61m(max))

Having an electric fire and surround, laminate flooring, blinds and access to store.

#### Kitchen 12'0" x 8'5" (3.68m x 2.58m)

Having a comprehensive range of wall and base units with complimenting laminate worktops and tiling plus floor tiling. Door leading to rear garden.

#### Utility Room 8'4" x 6'2" (2.55m x 1.90m)

Having a separate access.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 15'3"(max) x 9'5"(max) (4.65m(max) x 2.88m(max))

With carpets and blinds. Access to airing cupboard.

#### Bedroom 2 11'4"(max) x 9'10"(max) (3.46m(max) x 3.02m(max))

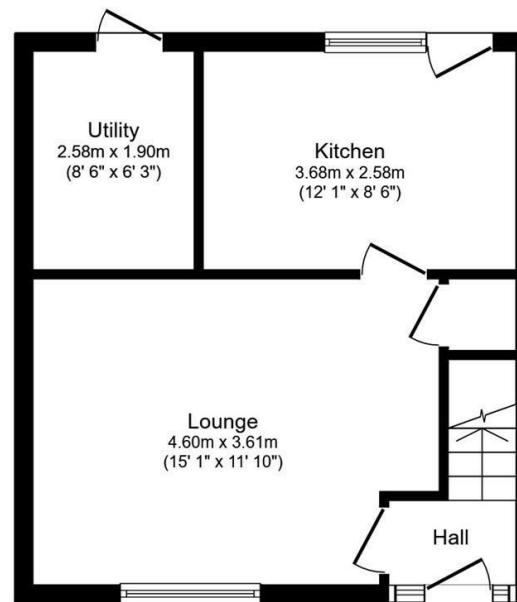
With carpets and blinds. Access to store.

#### Bathroom 8'5" x 5'6" (2.57m x 1.68m)

Having a contemporary 4 piece suite with bath and shower plus tiling, ladder radiator and vinyl flooring.

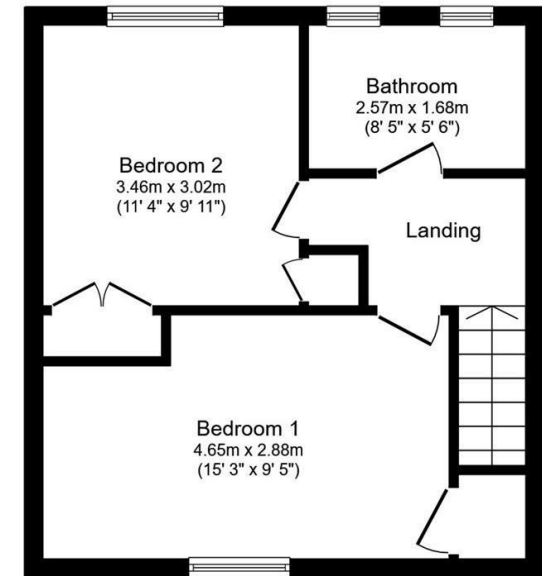
### EXTERNAL

The property benefits from well proportioned and well maintained gardens. There is access to a third party parking courtyard at the rear.



Ground Floor

Floor area 35.7 sq.m. (385 sq.ft.)



First Floor

Floor area 35.7 sq.m. (385 sq.ft.)

Total floor area: 71.5 sq.m. (769 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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