

Whitakers

Estate Agents



247 Priory Road

, Hull, HU5 5RZ

Asking Price £145,000



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Entrance Hall

UPVC double glazed entrance door and window, central heating radiator, coved ceiling with ceiling rose, dado rail and staircase to landing off.

Through Lounge / Dining Room

24'8" x 16'2" max (7.53 x 4.93 max)

UPVC double glazed bay window to the front aspect and UPVC double glazed doors leading to the gardens. Two central heating radiators, ornate fireplace with marbled back and hearth and ling flame fire and understairs storage cupboard.

Kitchen

12'4" x 6'9" max (3.75 x 2.05 max)

Two UPVC double glazed windows, a range of base, wall and drawer units, fitted work surfaces with upstands, single drainer sink unit, gas cooking point and plumbing for an automatic washing machine.

Landing

Further staircase leading to bedroom three.

Bedroom One

13'6" x 9'9" max (4.12 x 2.97 max)

Three UPVC double glazed windows, enclosed central heating radiator and coved ceiling.

Bedroom Two

11'3" x 9'11" (3.44 x 3.03)

UPVC double glazed window, central heating radiator, coved ceiling and storage cupboard housing the gas central heating boiler.

Bathroom

UPVC double glazed window, central heating radiator and towel rail. Fitted with a three piece suite

comprising of panelled bath with a mixer shower and screen and well as a hand held mixer. Pedestal wash basin and low flush WC, extractor fan and panelled walls and ceiling.

Bedroom Three

15'8" x 11'10" max (4.77 x 3.60 max)

Two Velux type windows, access to eaves and laminate flooring.

Gardens

To the front of the property there is a block paved garden and a boundary wall. At the rear of the property there is a decking adjacent to the property and a gravelled garden with fencing to the surround.

Garage

Single garage with a side door and rear window, tenfoot access beyond.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Additional Services

Whitakers Estate Agents offer additional services via

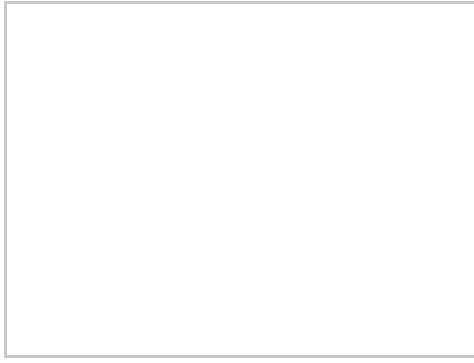
third parties for: surveying, financial services, investment, insurance, conveyancing and other services associated with the sale and purchase of property.

We are legally obligated to advise a Vendor of any additional services a Buyer has applied to use in connection with their purchase. We will do so in our Memorandum of Sale when the sale is instructed to both parties Solicitors and the Vendor and Buyer.

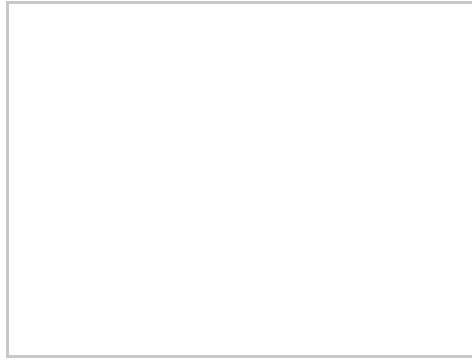
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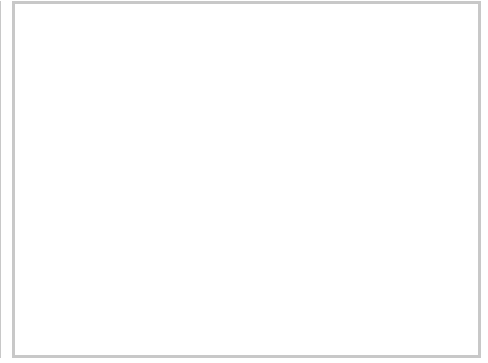
Road Map



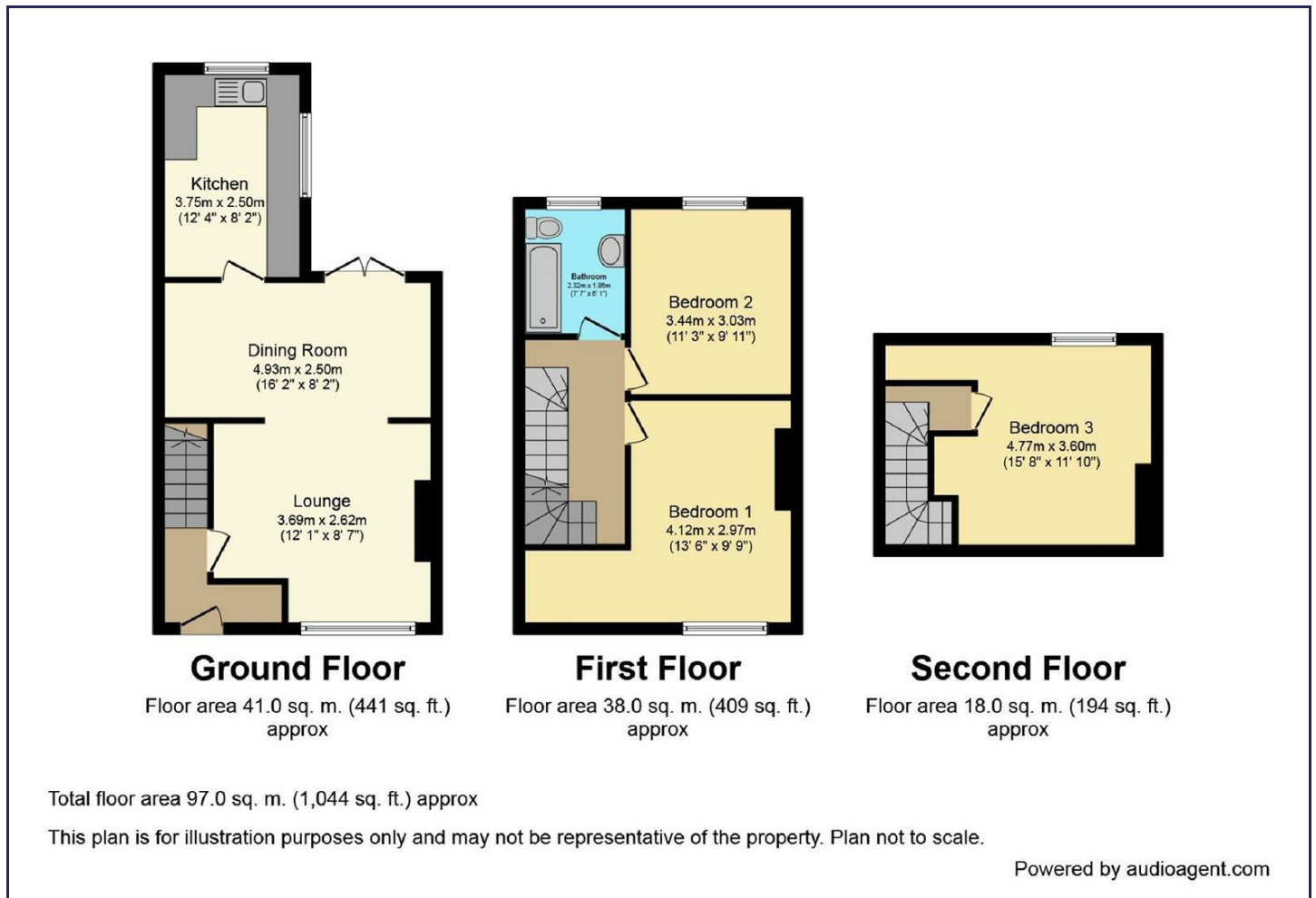
Hybrid Map



Terrain Map



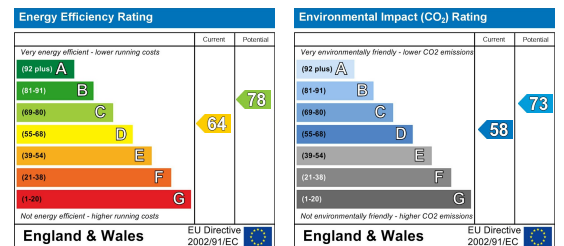
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.