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Limb
MOVING HOME



165 Moorhouse Road, Hull, East Yorkshire, HU5 5PR

- 📍 Extended Terrace House
- 📍 Large Through Lounge
- 📍 Modern Kitchen & Bathroom
- 📍 Council Tax Band = A
- 📍 2 Double Bedrooms
- 📍 Garden to Rear
- 📍 No Chain Involved
- 📍 Freehold/EPC = C

£115,000

INTRODUCTION

Ready to move straight into is this traditional terraced house which has been extended to the rear to provide an attractive range of accommodation. There is no forward chain involved therefore an early completion is possible. The accommodation boast gas fired central heating to radiators and uPVC double glazing, briefly comprising an entrance hall, spacious through lounge, modern kitchen, fully tiled bathroom and two double bedrooms to the first floor. Easy to maintain gardens extend to front and rear and a tenfoot access at the bottom of the garden is accessed via double opening gates.

LOCATION

The property is situated along Moorhouse Road which is approached from Wymersley Road which leads directly off Willerby Road. The property is located within easy reach of a wide range of shops, schools and amenities. The property is conveniently placed for access to the Humber Bridge, Hull city centre and the A63/M62 motorway leading to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.

LIVING ROOM

17'6" x 13'10" approx (5.33 x 4.22 approx)

Window to front elevation. Feature fireplace with "marble" hearth and backplate housing an electric fire.



KITCHEN

12'1" x 7'4" approx (3.68 x 2.24 approx)

Having a range of modern base and wall mounted units, rolltop work surfaces, sink and drainer, integrated oven, four ring hob, filter hood, plumbing for automatic washing machine, tiled surround, tiling to the floor. Window and door to rear.



BATHROOM

An attractive bathroom being fully tiled to walls and floor comprising a wash hand basin, panelled bath with shower over and screen, low level WC, heated towel rail.

FIRST FLOOR

LANDING

Door to:

BEDROOM 1

14'0" x 11'1" approx (4.27 x 3.38 approx)

With fitted wardrobes having sliding mirror fronted doors. Window to front elevation.



BEDROOM 2

8'4" x 12'0" approx (2.54 x 3.66 approx)

With fitted wardrobes having sliding mirror fronted doors. Cupboard to corner housing Worcester gas fired central heating boiler. Window to rear elevation.



OUTSIDE

The property has easy to maintain gardens being predominantly gravelled to front and rear elevations, also complemented by a decked patio area. Double gates at the bottom open to a rear tenfoot.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

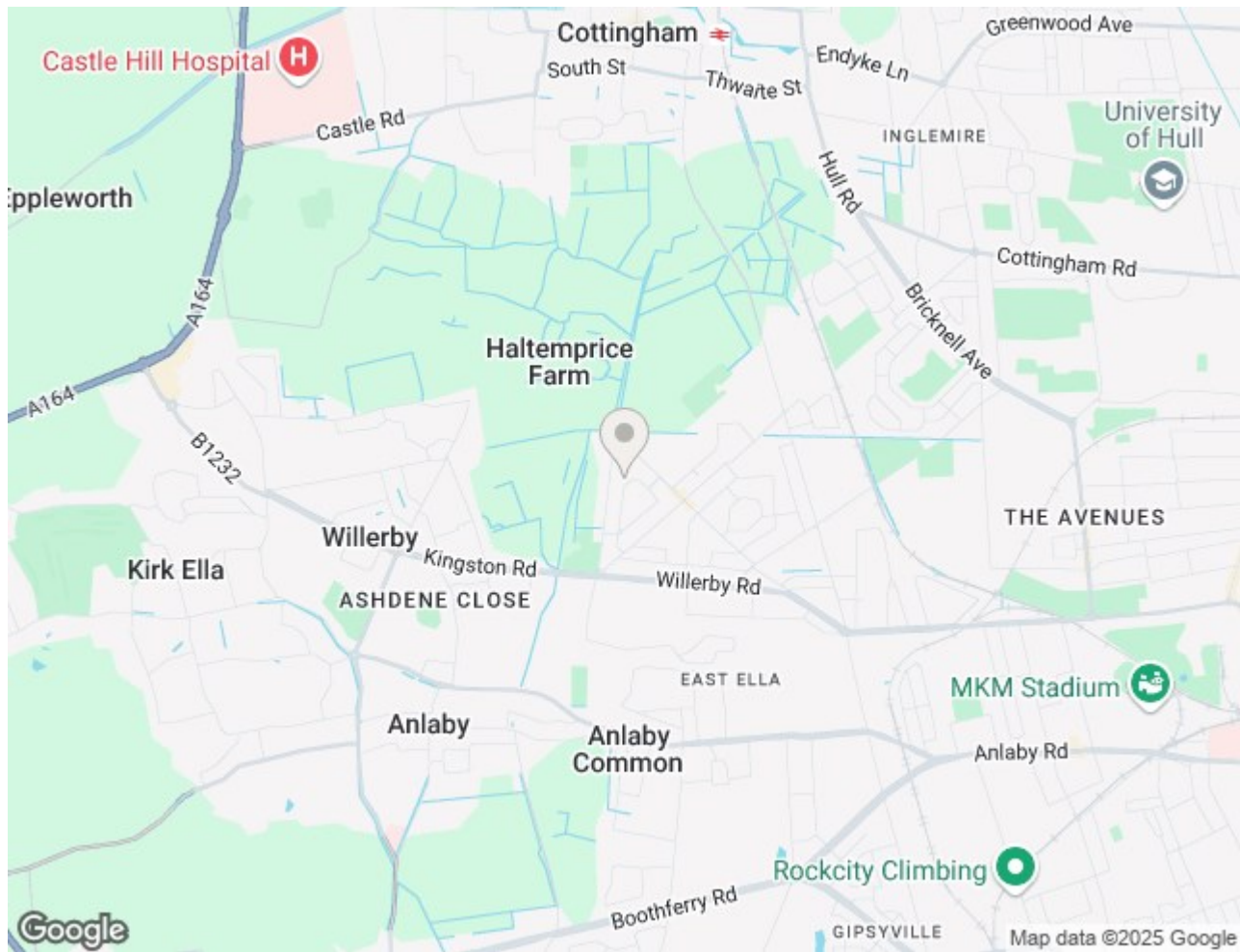
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

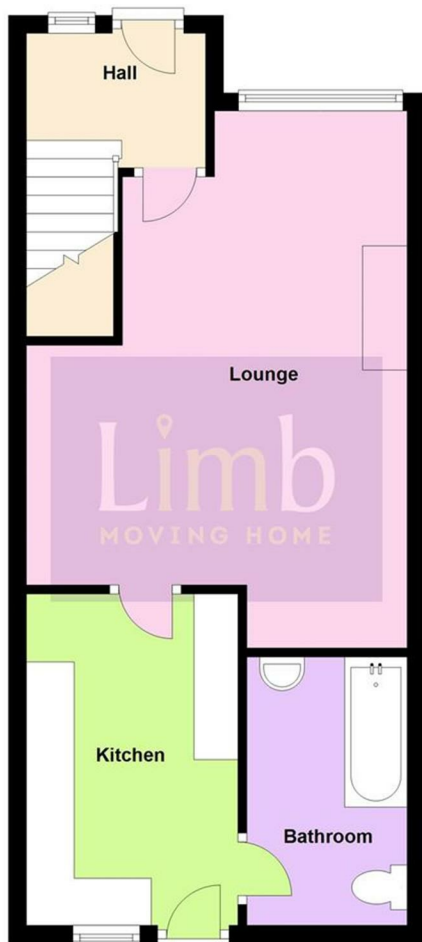
VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



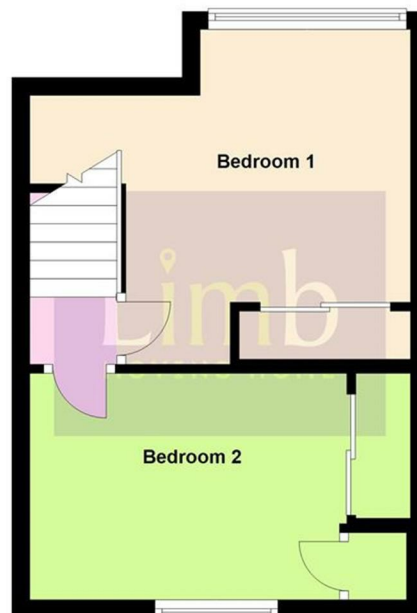
Ground Floor

Approx. 40.6 sq. metres (436.8 sq. feet)



First Floor

Approx. 25.8 sq. metres (277.7 sq. feet)



Total area: approx. 66.4 sq. metres (714.5 sq. feet)

