

Whitakers

Estate Agents



268 Moorhouse Road, Hull, HU5 5PL

£129,000

This immaculate mid-terrace property has been much extended from its original design to afford its occupant a contemporary living space in this ever popular residential location.

Briefly comprising entrance porch, spacious lounge / dining room and fitted kitchen to the ground floor, the first floor boasts a double bedroom with built in storage cupboard, good second bedroom and a bathroom suite furnished with a three-piece suite.

Externally there is a block paved garden to the front which accommodates off-street parking. The rear garden is partly laid to lawn with patio seating area and fencing to the surround. A wooden gate opens to the rear ten foot where there is further provision for off-street parking.

Taken together, the accommodation on offer is ideal for the first time buyer seeking to make their initial step onto the property ladder. Alternatively, the investor seeking to increase their portfolio with a property they can introduce to the lettings market with immediate effect upon completion may also wish to arrange an internal inspection.

Early viewing is recommended to avoid disappointment.

The Accommodation Comprises

Ground Floor

Porch

UPVC double glazed door with side windows, feature window and laminate flooring. Opening to:

Lounge / Dining Room 19'8" x 13'10" (6.01 x 4.22)



UPVC double glazed bay window, two central heating radiators, gas fire with marbled inset / hearth and wooden surround, understairs storage cupboard and laminate flooring.

Kitchen / Breakfast Room 10'9" x 12'9" (3.30 x 3.91)



UPVC double glazed door, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splashback tiles above, sink with mixer tap. integrated oven with hob and hood above, and plumbed for an automatic washing machine and dish-washer.

First Floor

Landing

With access to the loft hatch and carpeted flooring. Leading to:

Bedroom One 11'8" x 11'1" (3.57 x 3.39)



UPVC double glazed window, central heating radiator, over stairs storage cupboard with window and laminate flooring.

Bedroom Two 8'4" x 7'11" (2.55 x 2.42)



UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, mostly tiled with tile effect laminate flooring and fitted with a three-piece suite comprising panelled bath with mixer tap and shower, vanity sink with mixer tap and low flush W.C

External



Externally there is a block paved garden to the front which accommodates off-street parking. The rear garden is partly laid to lawn with patio seating area and fencing to the surround. A wooden gate opens to the rear ten foot where there is further provision for off-street parking.

Tenure

The property is held under Freehold tenureship

Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030345026802

Council Tax band - A

EPC Rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 5 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged 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, the vendor and the buyer.

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.

Free Market Appraisals / 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.

Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

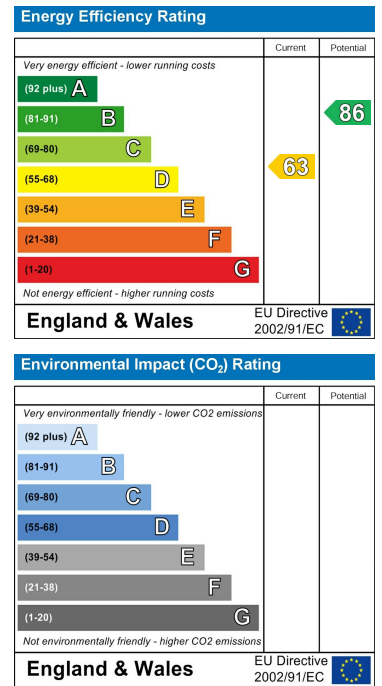


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



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.