

Whitakers

Estate Agents



38 Moorhouse Road, Hull, HU5 5PP

£124,950

This well-presented mid-terrace property is established on a residential location set back from Willerby Road which is well serviced by an abundance of local amenities and connected by excellent transport links.

The internal layout of the ground level briefly comprises entrance porch, spacious lounge and fitted kitchen with shower room. A fixed staircase ascends to the first floor which boasts two double bedrooms.

Externally there is a low maintenance garden which is laid to lawn with slate chipping and enclosed by wooden fencing. A new owner may also wish to lower the kerb to accommodate off-street parking subject to the necessary permission. The rear garden is partly laid to lawn with well stocked borders and patio seating area. A block paved path leads to a gated landing space which accommodates off-street parking. The residence also features a useful storage shed.

The accommodation will be generally favoured by first time buyers seeking to make their initial step onto the property ladder or investors wanting to increase their portfolio with a property that is popular within the rental market, although a young family or anyone wishing to downsize may also wish to arrange a viewing.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



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Ground floor

Porch

UPVC double glazed entrance door with side window, central heating radiator and laminate flooring.

Lounge 13'8" x 13'10" (4.19 x 4.23)



UPVC double glazed bay window, central heating radiator, under stairs storage cupboard and laminate flooring.

Kitchen 17'4" x 11'8" (5.30 x 3.57)



UPVC double glazed door with side window, two central heating radiators, built in storage

cupboard, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbing for a washing machine.

Shower room



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

First floor

Landing

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

Bedroom one 11'0" x 13'10" (3.37 x 4.23)



UPVC double glazed bay window, UPVC double glazed window, central heating radiator and carpeted flooring.

Bedroom two 8'4" x 13'10" maximum (2.55 x 4.23 maximum)



UPVC double glazed window, central heating radiator, built in storage cupboards and carpeted flooring.

Rear external



The rear garden is partly laid to lawn with well stocked borders and patio seating area. A block paved path leads to a gated landing space which accommodates off-street parking. The residence also features a useful storage shed.

Tenure

The property is held under Freehold tenureship

Council Tax band

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

Local authority reference number - 0003034500380B

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

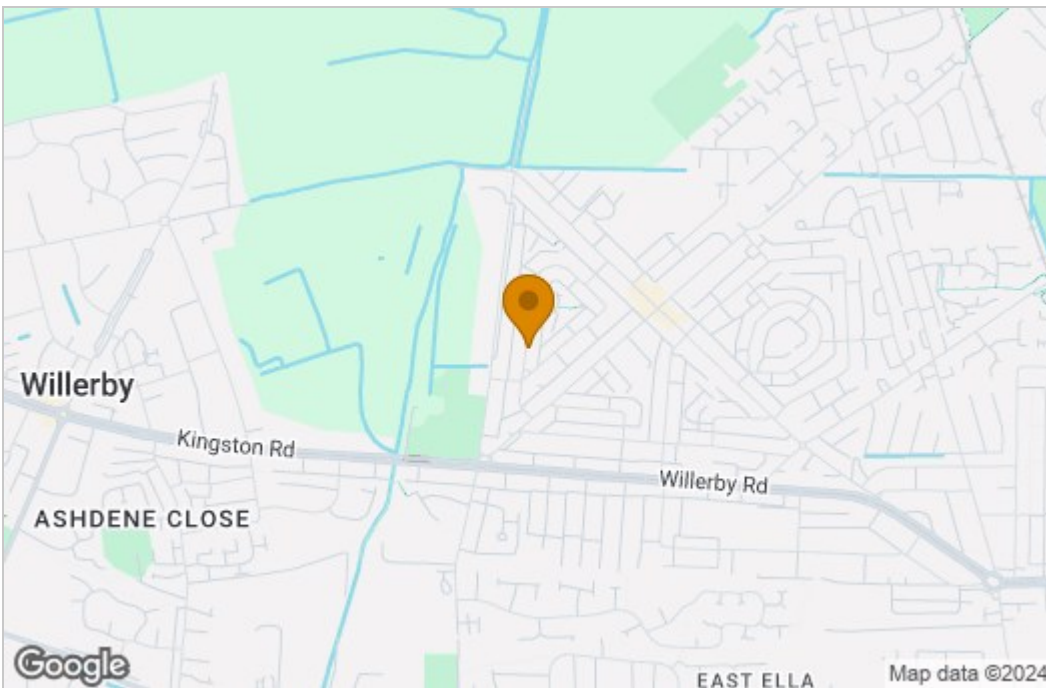
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Floor Plan

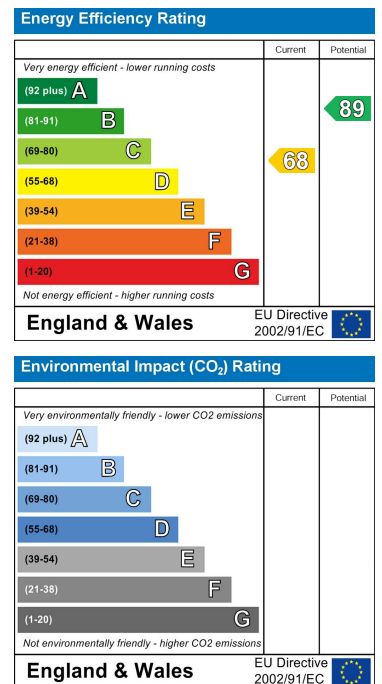


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.