

Whitakers

Estate Agents



196 Moorhouse Road, Hull, HU5 5PJ

Offers Over £116,000

Introducing this attractively priced two bedroom end-terrace property which is conveniently located on the ever popular Moorhouse Road, and would make an ideal step onto the property ladder or starter home for a young family.

The main features include - ground level entrance porch, spacious lounge and fitted kitchen with conservatory off; the first floor boasts a double master bedroom, a second bedroom and a bathroom furnished with a three-piece suite.

Externally to the front aspect there is a large gravelled garden which accommodates off-street parking, and a secured side passage leads to the back of the property.

The rear courtyard is also low maintenance in design being gravelled with patio seating areas and fencing to the surround.

Early viewing is recommended to avoid disappointment.

The accommodation comprises

Front external



Externally to the front aspect there is a large gravelled garden which accommodates off-street parking, and a secured side passage leads to the back of the property.

Ground floor

Hall

UPVC double glazed entrance door, UPVC double glazed side window, electric storage heater and laminate flooring.

Lounge 13'8" x 13'11" (4.19 x 4.26)



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

Kitchen 5'5" x 13'10" (1.67 x 4.24)



UPVC double glazed patio door to the conservatory, UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktops with splash back tiles above, sink with mixer tap, plumbing for a washing machine and dishwasher and integrated oven with hob and hood above and integrated fridge-freezer.

Conservatory 9'6" x 10'9" (2.92 x 3.30)



UPVC double glazed throughout with French doors opening to the rear courtyard, electric storage heater and laminate flooring.

First floor

Landing

Carpeted flooring and leading to :

Bedroom one 11'6" x 11'3" (3.53 x 3.43)



With access to the loft hatch, UPVC double glazed bay window, UPVC double glazed window, central heating radiator, over stairs storage cupboard and carpeted flooring.

Bedroom two 7'10" x 7'6" (2.40 x 2.29)



UPVC double glazed window, central heating radiator, built-in storage cupboard and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, partly tiled to splashback areas with Lino flooring and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, pedestal sink with dual taps and low flush W.C.

Rear external



The rear courtyard is also low maintenance in design being gravelled with patio seating areas and fencing to the surround.

Tenure

The property is held under Freehold tenureship.

Council tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030345019601

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

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

Broadband - Basic 11 Mbps / Ultrafast 10000 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.

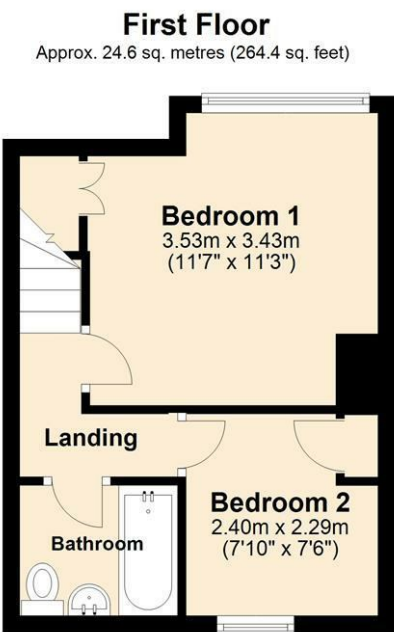
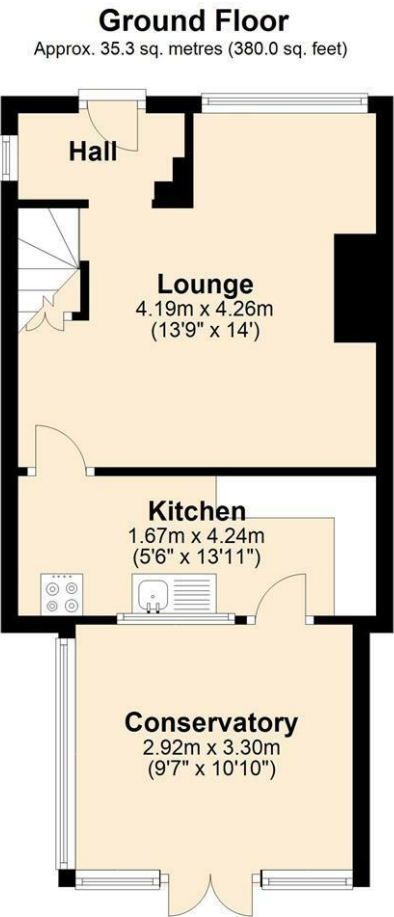
Free Market Appraisals / Valuations

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

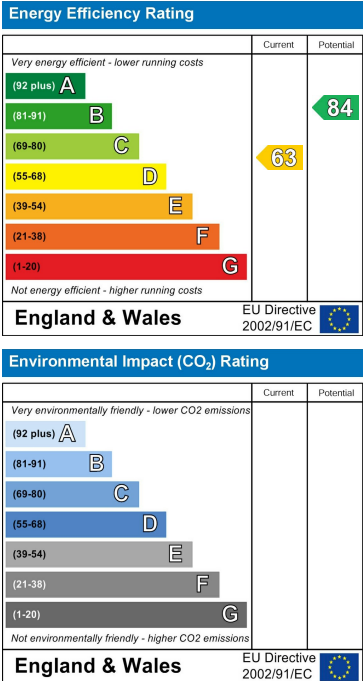


Total area: approx. 59.9 sq. metres (644.4 sq. feet)
Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.