

# Whitakers

Estate Agents



**125 Moorhouse Road, Hull, HU5 5PR**

**£125,000**

Introducing this neatly presented traditional property which is offered to the market as vacant possession, or as an investment opportunity with a tenant in situ.

The main features include - entrance hall and spacious lounge with open aspect to the fitted kitchen with rear lobby off, incorporating convenient W.C. The first floor boasts two double bedrooms and a shower room.

Externally to the front aspect there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

The enclosed rear garden is laid to lawn and complimented with a patio seating area. A path leads to the detached garage and gate opening to the vehicle accessible rear ten-foot.



The accommodation comprises

#### Front external



Externally to the front aspect there is a gravelled forecourt with the kerb lowered to accommodate off-street parking.

#### Ground floor

##### Hall

UPVC double glazed door with side window, central heating radiator, and carpeted flooring. Leading to :

##### Lounge 13'8" x 13'10" (4.19 x 4.24 )

UPVC double glazed window, central heating radiator, fireplace with marbled inset / hearth with decorative wooden surround, under stairs storage cupboard, and carpeted flooring.

##### Kitchen / dining room 15'5" x 11'0" (4.71 x 3.36 )



UPVC double glazed window, central heating radiator, built-in cupboard, laminate flooring, and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and provision for a gas cooker.

##### Rear lobby

UPVC double glazed door, built-in cupboard, and laminate flooring.

#### Cloakroom

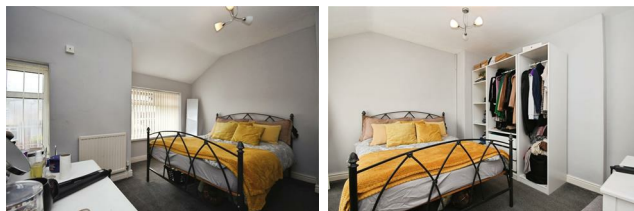
Laminate flooring and furnished with a low flush W.C.

#### First floor

##### Landing

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

##### Bedroom one 11'0" x 13'10" (3.36 x 4.24 )



Two UPVC double glazed windows, central heating radiator, and carpeted flooring.

##### Bedroom two 8'5" x 8'3" (2.57 x 2.53 )



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

#### Shower room



UPVC double glazed window, central heating radiator, panelled to splashback areas with laminate flooring, and furnished with a three-piece suite comprising walk-in enclosure with mixer shower, pedestal sink with mixer tap and low flush W.C.

#### Rear external

The enclosed rear garden is laid to lawn and complimented with a patio seating area. A path leads to the detached garage and gate opening to the vehicle accessible rear ten-foot.

#### Tenure

The property is held under Freehold tenureship

#### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 00030345012509

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 13 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

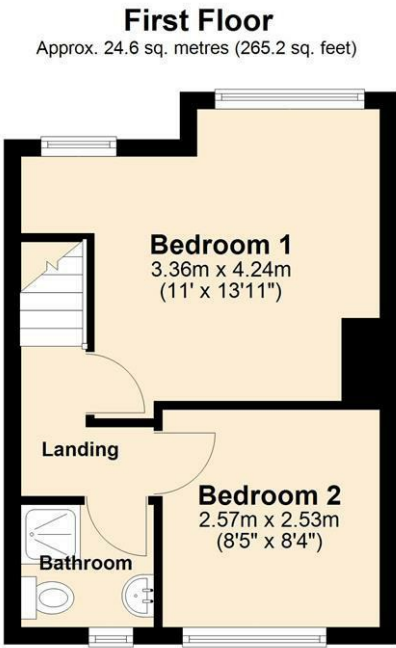
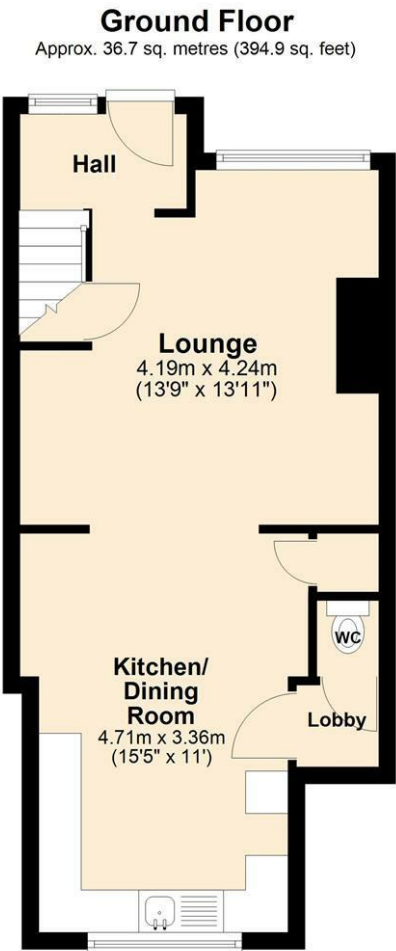
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### 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

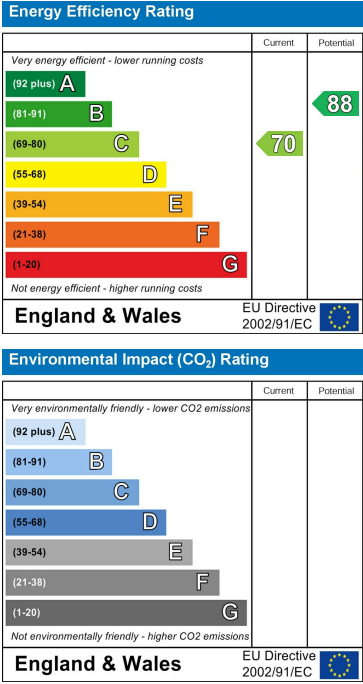


Total area: approx. 61.3 sq. metres (660.2 sq. feet)

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.