



SYMONDS + GREENHAM

Estate and Letting Agents



301 Moorhouse Road, Hull, HU5 5PJ

Offers over £125,000

NO CHAIN!

Located on Moorhouse Road in Hull, this delightful mid-terrace house presents an ideal opportunity for first-time buyers seeking a comfortable and inviting home. The property boasts two generously sized double bedrooms, providing ample space for relaxation and rest. The well-appointed reception room offers a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings in.

One of the standout features of this home is the expansive southerly facing garden, which promises plenty of sunlight throughout the day. This outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months. Additionally, the property benefits from off-street parking for two vehicles, ensuring convenience and ease for residents and visitors alike.

With its practical layout and desirable location, this house is not only a wonderful place to live but also a sound investment for the future. The combination of comfortable living spaces, outdoor enjoyment, and parking facilities makes this property a must-see for anyone looking to establish their first home in Hull.

Don't miss the chance to make this charming residence your own.

GROUND FLOOR

LOUNGE

13'10 x 13'10 (4.22m x 4.22m)

A bright reception room with under stairs storage, electric fire place and stairs to the first floor

KITCHEN DINER

15'9 x 10'9 (4.80m x 3.28m)

with a range of eye and base level units with complementing work surfaces, plumbing for washing machine, stainless steel sink and drainer unit, electric oven, induction hob with overhead extractor fan, space for fridge freezer, storage cupboard and door to the rear garden

BATHROOM

5'5 x 5'1 (1.65m x 1.55m)

with vanity hand basin unit, heated towel rail, panelled bath with overhead shower attachment and tiles from floor to ceiling

FIRST FLOOR

BEDROOM ONE

11'2 x 9'2 (3.40m x 2.79m)

An excellent sized double bedroom with over stairs storage cupboard

BEDROOM TWO

10'11 x 8'5 (3.33m x 2.57m)

A second double bedroom with fitted wardrobes

WC

with low level WC housing a hand basin

OUTSIDE

A generous southerly facing rear garden laid to lawn and patio and enclosed by timber fencing with a summer house and parking to the rear

PARKING

The property benefits from a dropped kerb and gravel driveway providing off street parking

CENTRAL HEATING

The property has the benefit of gas central heating

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band A

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

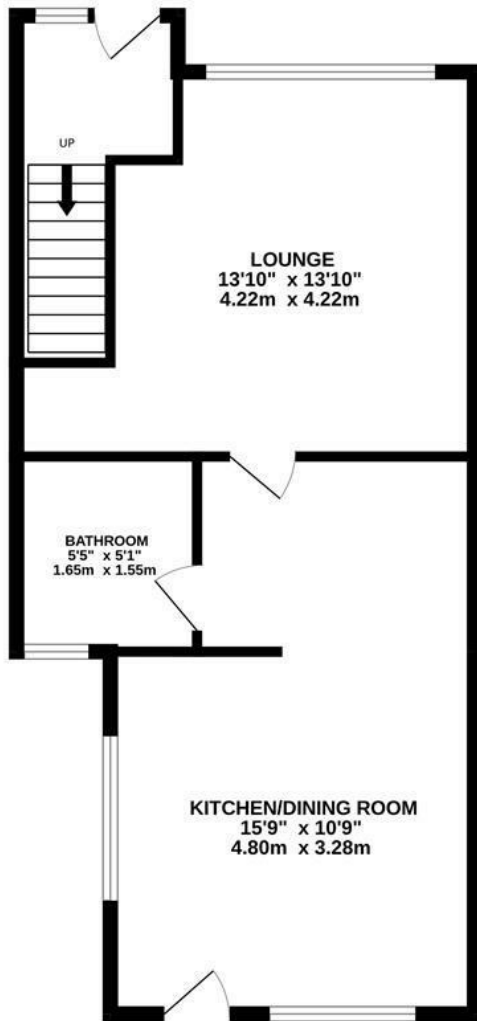
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

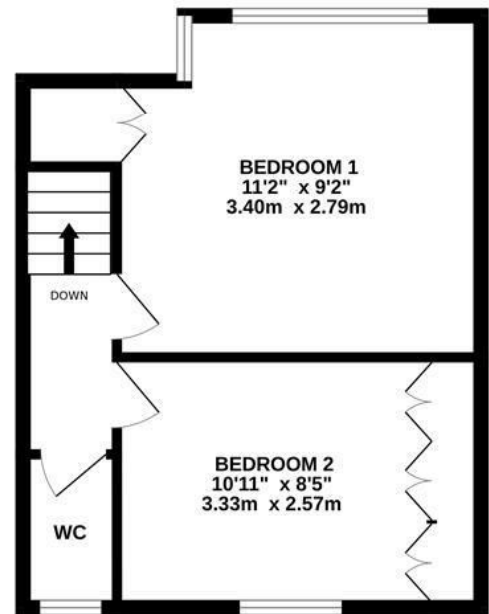
DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.




1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 630sq.ft. (58.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC 