



SYMONDS + GREENHAM

Estate and Letting Agents



12 Moorhouse Road, Hull, HU5 5PW

£130,000

ATTENTION FIRST TIME BUYERS - POPULAR HU5 LOCATION - STYLISH TWO BED MID TERRACED - MODERN KITCHEN AND BATHROOM - OFF STREET PARKING - CLOSE TO AMENITIES

Situated in the ever popular HU5 area, this superb two bedroom mid terraced property is ideal for first time buyers and young professionals. Moorhouse Road is a well regarded residential street, conveniently located close to a wide range of local amenities and with excellent transport links into the city centre.

The property has been modernised and updated to a high standard throughout, offering stylish, move in ready accommodation. Internally, the home comprises a welcoming entrance hall, a bright and spacious living room, and a stunning open plan kitchen diner with contemporary units and ample workspace—perfect for everyday living and entertaining. A useful utility room to the rear adds practicality and extra storage.

To the first floor, there are two bedrooms, both well presented, and a modern family bathroom fitted with a sleek suite and stylish tiling.

Externally, the home continues to impress with a generous rear garden featuring a patio area, lawn and vehicular access. The front of the property benefits from a gravelled driveway, providing convenient off street parking.

This is a fantastic opportunity to secure a modern, well located home in a vibrant part of the city. Early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

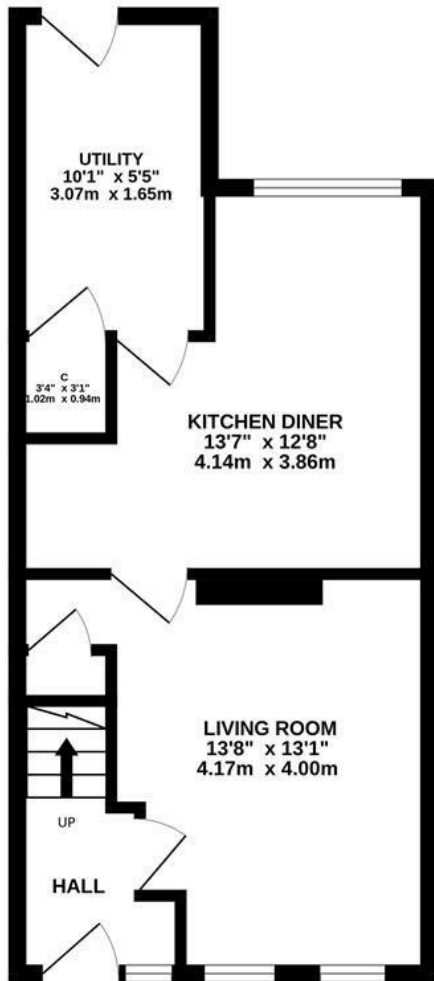
Symonds + Greenham have been informed that this property is Freehold.

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

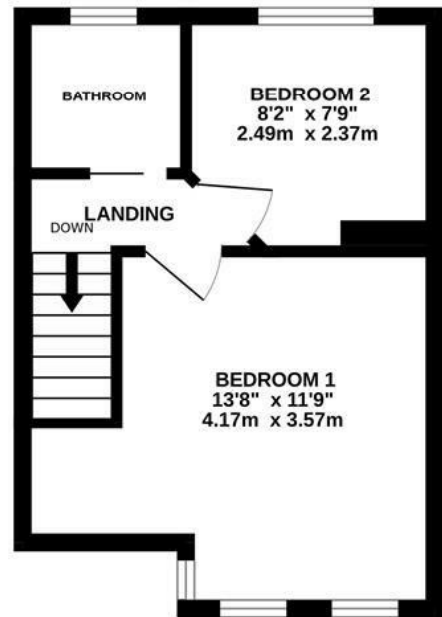
VIEWINGS

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

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

