



87 Moorhouse Road

, Hull, HU5 5PP

£130,000

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Summary

Immaculately presented, extended two double bedroom mid terrace property, situated on Moorhouse Road - a popular residential location and ideal for first time buyers and investors.

Having previously undergone a refurbishment and ready to move straight into, the property boasts a modern kitchen & bathroom, natural décor throughout, low maintenance gardens and parking to the rear.

With gas central heating and UPVC double glazing, the property briefly comprises; to the ground floor, entrance porch, open plan lounge/diner, modern kitchen to the rear and house bathroom.

To the first floor, landing area and two double bedrooms.

Externally, to the front is a gated garden and the rear is an enclosed garden with artificial grass, patio area for seating and gate onto rear ten foot.

Viewing essential and can be arranged via our office!

Ground Floor

Porch

Entrance to the front via composite door.

Open plan lounge/ diner

17'10" x 11'5" (5.44m x 3.48m)

A spacious lounge to the front with UPVC double

glazed window, fixed staircase to to first floor, radiator and carpet flooring.

Kitchen

13'10" x 12'2" (4.22m x 3.73m)

To the rear with UPVC double glazing to the rear and UPVC door to the garden. Modern kitchen fitted with a range of base and wall mounted units, laminated work surface with matching upstand, composite sink unit, inset hob with extractor over and oven below, integrated fridge freezer, plumbing for automatic washing machine, LVT flooring and radiator.

Bathroom

7'10" x 5'7" (2.39m x 1.71m)

A modern three-piece suite in white, comprising, panelled bath with shower over, low level WC, sink, cladding to the walls and heated towel rail.

First Floor

Landing

Bedroom One

11'3" x 11'1" (3.45m x 3.38m)

A double bedroom to the front with UPVC double glazed window, carpet flooring and radiator.

Bedroom Two

13'10" x 8'3" (4.22m x 2.52m)

Second double bedroom to the rear with UPVC double glazed window, carpet flooring and radiator.

Outside

Externally, to the front is a gated garden with

gravel and pathway to the front door. To the rear is a low maintenance garden with patio area for seating, artificial lawn, and pathway to the gate accessing the ten foot and parking.

Council Tax Band

We have been advised the property is council tax band A, payable to Hull City Council.

ADDITIONAL INFORMATION

Tenure:

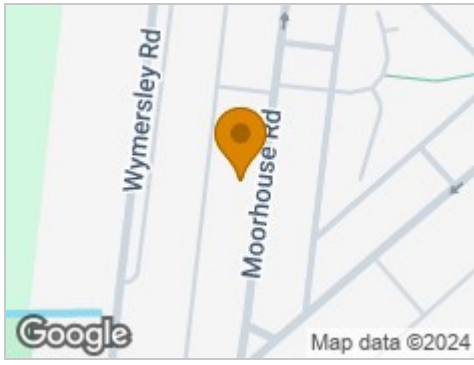
Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



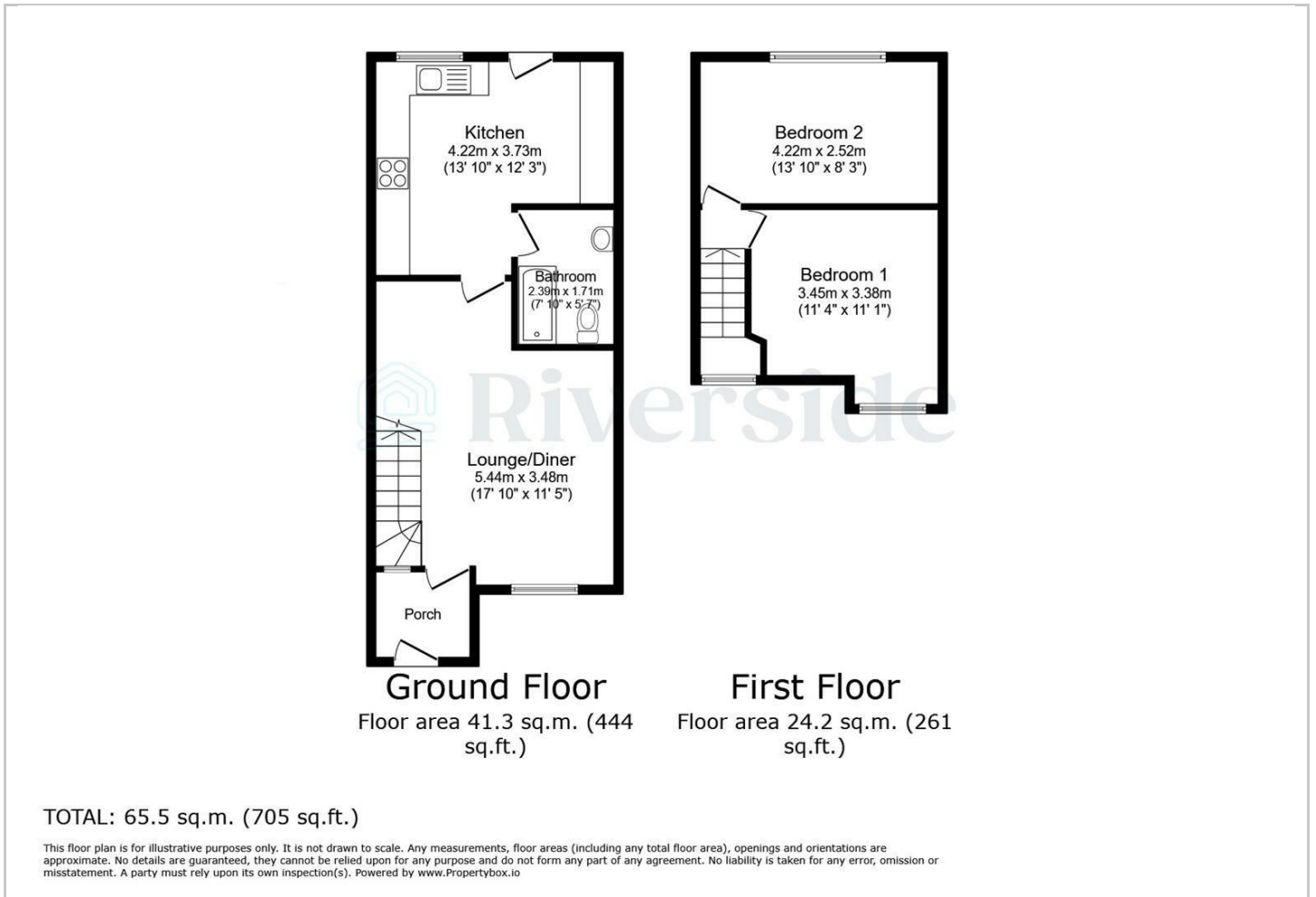
Hybrid Map



Terrain Map



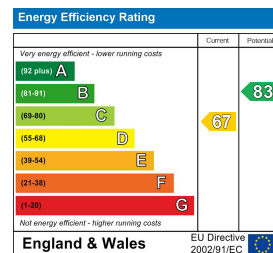
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.