



133 Moorhouse Road

, Hull, HU5 5PR

£125,000





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## Summary

Offered for sale with NO ONWARD CHAIN is this smartly presented & extended two bedroom mid terrace property, situated on Moorhouse Road, a popular residential location with first time buyers and investors alike and close to many amenities, including shops and transport links.

Neutrally decorated throughout, offering a blank canvas but ready to move into accommodation and benefitting from gas central heating and UPVC double glazing throughout, the deceptively spacious property briefly comprises; to the ground floor, entrance hallway, generous lounge/dining room, modern kitchen and conservatory extension.

The first floor has a central landing, main bedroom to the front, second bedroom to the rear and house bathroom with a three-piece suite.

Externally, a gravelled garden to the front with brick wall to the front and fencing to the side and the rear is a westerly facing low maintenance garden with access to the 'ten foot' beyond and a detached garage with lighting and power.

Early viewing highly recommended and can be arranged via our office!

## Ground Floor

### Entrance Hallway

Entrance to the front via UPVC double glazed door, fixed staircase to first floor level, radiator and glazed door to:

## Lounge/Dining Room

20'0" x 13'10" (6.12m x 4.23m)

With UPVC double glazed window to the front, two radiators, storage cupboard under the stairs and additional storage cupboard and carpet flooring. Double glazed door opening into:

## Kitchen

12'10" x 12'3" (3.93m x 3.75m)

Fitted with a range of base and wall mounted units, laminated work surfaces, tiling to splashback areas, inset sink with tap, inset gas hob with extractor over and built in oven below, space for washing machine, dishwasher and fridge/freezer. With a fitted cupboard for storage, UPVC door and window and lino flooring.

## Conservatory

11'1" x 10'2" (3.38m x 3.10m)

With UPVC windows all round and door leading out to the garden.

## First Floor

### Central Landing

Providing access to all first floor rooms and hatch for access into the loft.

### Bedroom One

13'10" x 11'0" (4.22m x 3.37m)

A generous double bedroom to the front with UPVC double glazed bay window, fitted drawers for storage, carpet flooring and radiator.

Tel: 01482 322411

### Bedroom Two

8'5" x 8'0" (2.59m x 2.44m)

To the rear with UPVC double glazed window, carpet flooring and radiator.

### House Bathroom

4'9" x 5'4" (1.47m x 1.64m)

Fitted with a three-piece suite in white, comprising bath with shower over, sink unit and low level WC. With full tiling to the walls, heated towel rail and UPVC double glazed window.

### Outside

Externally to the front there is a mostly gravelled garden with pathway to front door which is enclosed by brick wall to the front and wooden fencing to the sides. The rear garden is open, westerly facing - benefitting from plenty of sunlight and low maintenance with block paving, gate to the rear 'ten foot' and a detached brick-built garage with power and lighting power and can accommodate a vehicle for off street parking.

### Council Tax

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.

Material Information

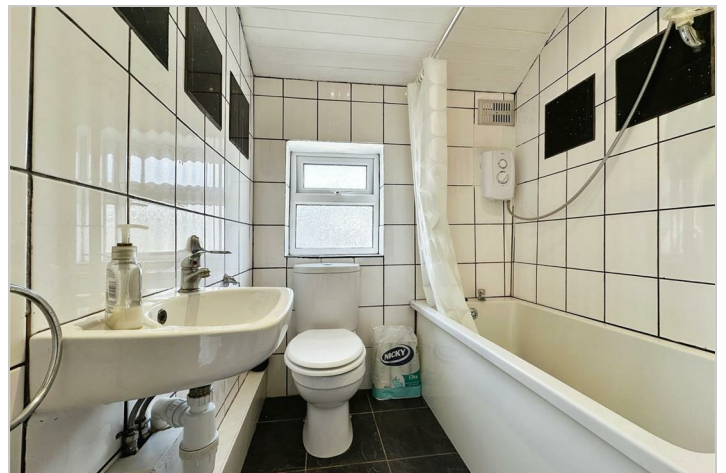
Construction - Standard

Conservation Area - No

Flood Risk - Low

Coastal Erosion - No

Coalfield or Mining Area - No





Road Map



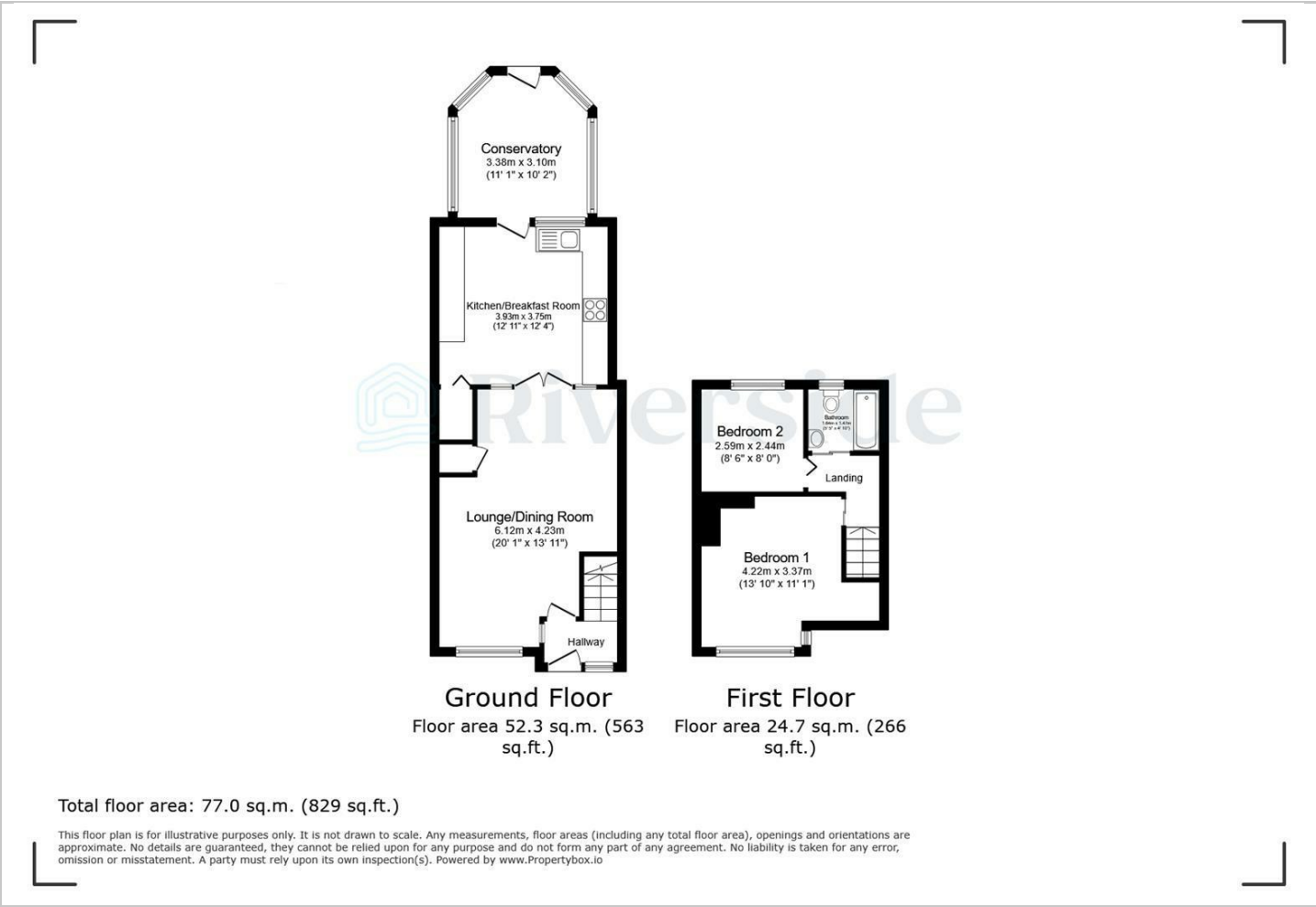
Hybrid Map



Terrain Map



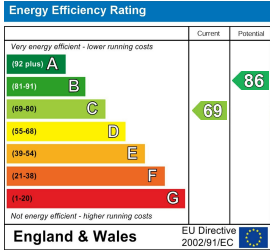
Floor Plan



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