



QUICK & CLARKE
The Property Specialists

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295 Moorhouse Road, Hull HU5 5PJ
£110,000

- Traditional town house
- No onward chain
- Two double bedrooms
- Lounge dining room
- Modern fitted kitchen
- Ground floor modern bathroom
- Good sized garden
- Detached garage via 10 foot
- Viewing a must!
- EPC: D and Council Tax: A

Located within this ever popular residential area and presented to the market with no onward chain, this well-presented 1930s town house is now looking for its new owners. The property enjoys uPVC double glazing and gas central heating and would make a great first time purchase, or investment opportunity. Enjoying entrance lobby, lounge dining room, modern fitted kitchen, ground floor bathroom and two bedrooms to the first floor.

The garden is of good proportions and there is a detached garage, which is accessed via ten foot to the rear. The property also offers potential scope for a dropped kerb to the front subject to regulations and to provide further private parking.

Viewing is a definite must!

LOCATION

Moorhouse Road is located off Wymersley Road and in turn Willerby Road and Wold Road and lies within this good location, which provides accessibility to the local shops and amenities and good public services link. Hull city centre is located approximately three miles from the property.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE LOBBY

5'6" x 3'4" (1.68m x 1.02m)
uPVC double glazed door with inserts leads into the entrance lobby with staircase leading to the first floor accommodation.

LOUNGE DINING ROOM

19'10" x 14'10" decreasing to 7'2" (6.05m x 4.52m decreasing to 2.18m)
Has uPVC double glazed window to the front and rear elevation, fire surround and TV aerial point. Access to the understairs cupboard which houses the utility meters.

BREAKFAST KITCHEN

12'4" x 8'6" (3.76m x 2.59m)
Having uPVC double glazed window to the side elevation, and door leading out into the rear garden. Range of fitted beech effect base and wall cupboards with work surfaces and splashbacks. Gas hob with single electric oven below, space and plumbing for washing machine, space for fridge freezer and sink unit.

BATHROOM

8'8" x 5'7" (2.64m x 1.70m)
With uPVC double glazed window to the side elevation, three piece suite in white having panelled bath, low level WC and pedestal wash hand basin with contrasting splashbacks.

FIRST FLOOR ACCOMMODATION

Has small landing area.

BEDROOM 1

14'11" x 11'2" both of which are maximum (4.55m x 3.40m both of which are maximum)
With uPVC double glazed window to the front elevation, fitted wardrobes provide hanging and storage facilities.

BEDROOM 2

14'10" x 8'4" (4.52m x 2.54m)
With uPVC double glazed window to the rear elevation.

EXTERNAL

To the front of the property is a low maintenance enclosed garden. Had the current owners decided to remain in the property, they were going to apply for a dropped kerb, so this does offer potential for any prospective purchaser (subject to necessary regulations).

To the rear of the property there is an enclosed garden, which has a detached garage at the head accessed via the ten foot. The rear garden enjoys being predominantly laid to lawn with patio area.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from majority uPVC double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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. Made with Metrepx 12024