



Moorhouse Road, Hull HU5 5PP

Welcome to

Moorhouse Road, Hull

GUIDE PRICE £120,000 - £130,000

Lovely Home On Moorhouse Road with - Entrance Hall, Lounge/Diner, Fitted Kitchen, 2 Bedrooms, Family Shower Room & Gardens - Book your viewing now!



Entrance Hall

With double glazed door to the front, radiator and stairs to the First Floor.

Lounge/ Diner

13' 8" max x 18' 1" max (4.17m max x 5.51m max)
With double glazed window to the front, electric fire with stone effect surround, storage cupboard, television point, radiator and coving to the ceiling.

Kitchen

7' 8" x 12' 10" (2.34m x 3.91m)
Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, space for a cooker, space for a fridge, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

First Floor

Landing

With loft access.

Bedroom 1

11' x 11' 1" max (3.35m x 3.38m max)
With double glazed window to the front and radiator.

Bedroom 2

8' 6" x 8' 4" (2.59m x 2.54m)
With double glazed window to the rear, radiator and central heating boiler.

Shower Room

Shower Room with shower cubicle, wash hand basin, low level wc and double glazed window to the rear.

Outside

Front Garden

With lawned area, hedging and wrought iron gate.

Rear Garden

With gravelled area, fenced surround, shed, rear access gate and hard standing to the rear.



view this property online williamhbrown.co.uk/Property/WBY110350



Welcome to

Moorhouse Road, Hull

- GUIDE PRICE £120,000 - £130,000
- Well Presented Throughout!
- 2 Bedroom Home On Moorhouse Road
- Ideal For First Time Buyers
- Extremely Popular Residential Area

Tenure: Freehold EPC Rating: D

guide price

£120,000 - £130,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY110350](https://www.williamhbrown.co.uk/Property/WBY110350)



Property Ref:
WBY110350 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk