









# Welcome to

# **Moorhouse Road, Hull**

Lovely Home In HU5 with - Entrance Hall, Lounge, Kitchen/Diner, 3 Bedrooms, Family Bathroom, Gardens & Garage! Call us now to book your viewing!

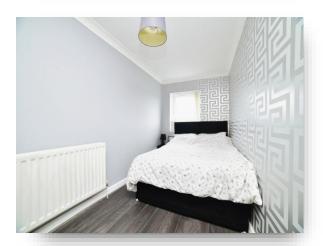












#### **Entrance Hall**

With double glazed door to the front, double glazed window to the side and radiator.

### Lounge

17' 7" x 13' 9" max ( 5.36m x 4.19m max ) With double glazed bow window to the front, electric fire, storage cupboard, radiator and coving to the ceiling.

## Kitchen/Diner

16' 4" x 12' 4" ( 4.98m x 3.76m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, radiator, gas hob, double electric oven, spot light points, plumbing for an automatic washing machine, double glazed window to the rear, coving to the ceiling and double glazed french style doors to the rear.

#### First Floor

### Landing

With storage cupboard.

#### Bedroom 1

11' 1" x 9' 6" narrowing to 8' 3" (  $3.38m \times 2.90m$  narrowing to 2.51m )

With double glazed window to the front, radiator and fitted wardrobes.

#### **Bedroom 2**

15' 9" x 6' 1" ( 4.80m x 1.85m )

With double glazed window to the rear, radiator, coving to the ceiling and loft access.

#### **Bedroom 3**

12' 3" x 6' (3.73m x 1.83m)

With double glazed window to the rear, radiator and coving to the ceiling.

#### **Bathroom**

Bathroom with bath, shower cubicle, low level wc, vanity wash hand basin and extractor fan.

#### Outside

#### **Front Garden**

With wall, path, gravelled area and block paved area.

#### Rear Garden

With decking area, gravelled area, path and fenced surround.

### Garage

23' 7" x 9' 8" ( 7.19m x 2.95m )

With power, double glazed window to the rear and up and over door.





## Welcome to

# Moorhouse Road, Hull

- 3 Bedroom Mid Terrace Home
- Well Presented Throughout
- Garage
- Extremely Popular Residential Location

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Tenure: Freehold EPC Rating: C

offers over

£120,000

# 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





# view this property online williamhbrown.co.uk/Property/WBY110645



Property Ref: WBY110645 - 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.





Please note the marker reflects the postcode not the actual property





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