



Moorhouse Road, Hull HU5 5PT

Welcome to

Moorhouse Road, Hull

Mid Terraced Home On Moorhouse Road with - Entrance Porch, Lounge, Dining Room, Fitted Kitchen, 2 Bedrooms, Family Shower Room & Gardens!
Book your viewing today!



Entrance Porch

With double glazed door to the front with matching side screens and internal window to the Lounge.

Lounge

13' 8" x 11' max (4.17m x 3.35m max)

With double glazed window to the front, electric fire, radiator, coving to the ceiling and stairs to the First Floor.

Dining Room

5' 4" x 13' 7" (1.63m x 4.14m)

With understairs cupboard and coving to the ceiling.

Kitchen

12' 5" x 10' 6" (3.78m x 3.20m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, plumbing for a dishwasher, central heating boiler, double glazed window to the rear and double glazed door to the rear.

First Floor

Bedroom 1

11' 2" x 10' 9" (3.40m x 3.28m)

With double glazed windows to the front and side, radiator, television point and loft access.

Bedroom 2

8' x 8' 5" (2.44m x 2.57m)

With double glazed window to the rear and radiator.

Shower Room

Shower Room with shower cubicle, low level wc, vanity wash hand basin, chrome effect towel style radiator and double glazed window to the rear.

Outside

Front Garden

With wall and gravelled area.

Rear Garden

With decking area, lawned area, paved path, pond, rear access gate and fenced surround.

Outbuilding

11' 8" x 9' 5" (3.56m x 2.87m)

Metal outbuilding.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Welcome to

Moorhouse Road, Hull

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom Mid Terrace Home On Moorhouse Road
- Modern & Stylish Kitchen

Tenure: Freehold EPC Rating: Awaited

guide price

£90,000

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

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Property Ref:
WBY110650 - 0002

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