



**Moorhouse Road, HULL HU5 5PT**

**Welcome to**

**Moorhouse Road, HULL**

GUIDE PRICE £100,000 - £110,000

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



## **Entrance Hall**

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

## **Lounge/Diner**

11' 2" x 19' 8" max ( 3.40m x 5.99m max )

With double glazed window to the front, feature fireplace, 2 radiators, understairs cupboard, storage cupboard, central heating boiler and coving to the ceiling.

## **Kitchen**

5' 8" x 11' ( 1.73m x 3.35m )

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, space for a fridge, storage cupboard, radiator, plumbing for an automatic washing machine, double glazed window to the rear and double glazed door to the rear.

## **First Floor**

### **Bedroom 1**

10' max x 13' 9" max ( 3.05m max x 4.19m max )

With 2 double glazed windows to the front, double glazed window to the side, radiator and loft access.

### **Bedroom 2**

8' 4" x 8' 2" ( 2.54m x 2.49m )

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

### **Bathroom**

Bathroom with bath with electric shower over, low level wc, wash hand basin and double glazed window to the rear.

## **Outside**

### **Front Garden**

With gravelled area, path, shrubs, gate and fencing.

### **Rear Garden**

With lawned area, paved patio area, decking area, pergola, path, flower beds housing plants/shrubs, BBQ area, fencing and rear gate leading to the tenfoot.

### **Garage**

Garage with power and up and over door.



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## Welcome to

### Moorhouse Road, HULL

- GUIDE PRICE £100,000 - £110,000
- Lovely 2 Bedroom Home On Moorhouse Road
- Well Presented Throughout
- Spacious Lounge/Diner
- Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£100,000 - £110,000**

#### 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/WBY110570](http://williamhbrown.co.uk/Property/WBY110570)



Please note the marker reflects the postcode not the actual property



Property Ref:  
WBY110570 - 0003

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