



**Moorhouse Road, Hull, HU5 5PR**  
Offers Over £115,000

Philip  
**Bannister**

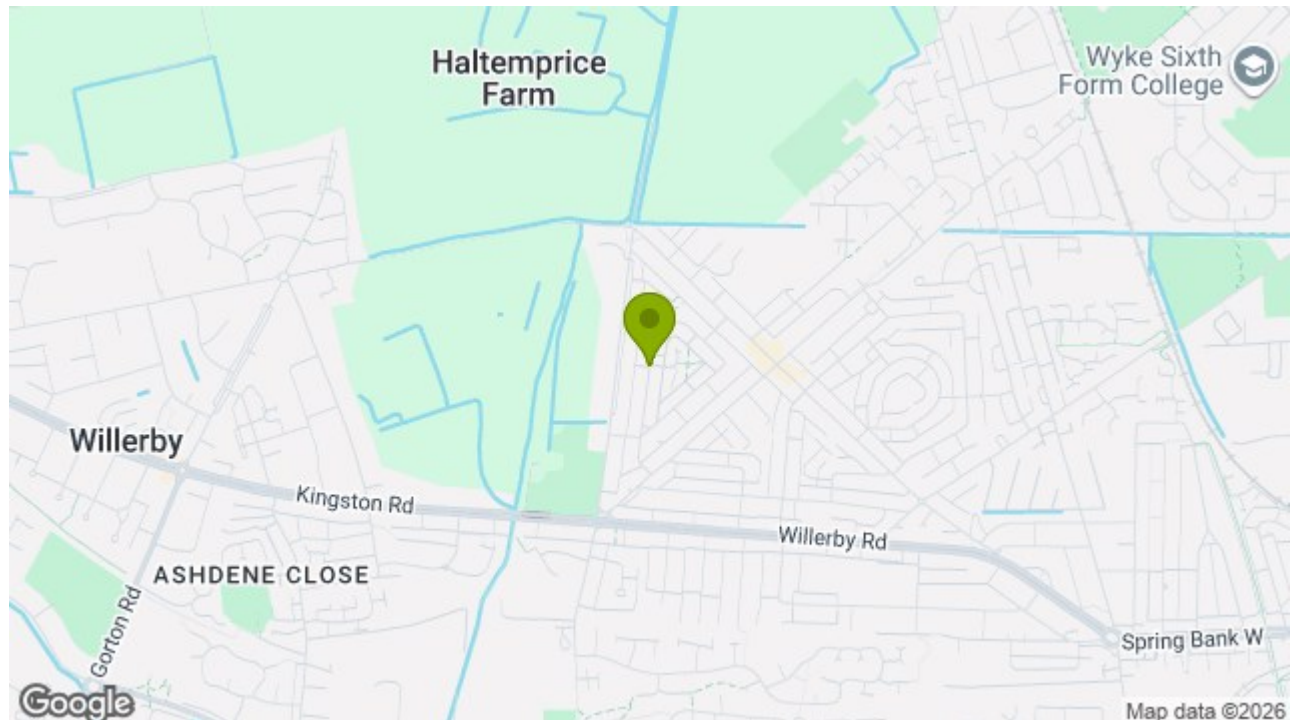
# Moorhouse Road, Hull, HU5 5PR

Situated in a highly sought-after location, this well-presented two-bedroom mid-terraced property is offered to the market with the added benefit of no onward chain. Having been substantially extended to the ground floor, the home provides generous and versatile living accommodation. Ready for its next owner to move straight into, it is perfectly suited to first-time buyers or those looking to downsize. Externally, the property enjoys a pleasant rear garden along with the added convenience of off-street parking to the rear.

## Key Features

- SOUGHT AFTER LOCATION
- OFF-STREET PARKING TO REAR
- IDEAL STARTER HOME
- GENEROUS LIVING SPACE
- DOWNSTAIRS WC
- 2 BEDROOMS
- NO ONWARD CHAIN
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## LOCATION

Located in this highly popular area there are local shops, schooling & public transportation within easy reach. Access to Hull City Centre & the A63/M62 motorway network is easily obtainable.

## GROUND FLOOR;

### ENTRANCE HALL

Providing access to the accommodation.

### LIVING / DINING ROOM

Extremely generous reception space with ample room for living and dining furniture, a feature fireplace, a storage cupboard and a window to the front elevation.

### DINING KITCHEN

With a comprehensive range of wall and base units with contrasting work surfaces. Integrated appliances include, Gas Hob, Electric Oven and Extractor Hood. Plumbing for automatic washing machine and dining space with French doors onto rear garden.

### UTILTY AREA

With laminate work surfaces, plumbing for an automatic washing machine and access to the WC.

### WC

With low flush WC.

## FIRST FLOOR;

### BEDROOM 1

Bedroom of double proportions with fitted wardrobes and windows to the front elevation.

### BEDROOM 2

A further bedroom of good proportions with window to the rear elevation.

## BATHROOM

Bathroom with panelled bath and overhead shower plus a pedestal sink unit and a window to the rear elevation.

## EXTERNAL;

### FRONT

A gated forecourt with path leading to the front door.

### REAR

A sizeable rear garden with shaped lawn, timber fencing and a gate leading to the parking spot which is also accessed via the tenfoot.

## GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line

with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

## TENURE.

We understand that the property is Freehold. This should be clarified by your legal representative.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENTS NOTES



Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral

Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area<sup>(1)</sup>  
663 ft<sup>2</sup>  
Reduced headroom  
1 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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