

# Whitakers

Estate Agents



**96 Moorhouse Road, HU5 5PR**

**£125,000**

**\*\* NO ONWARD CHAIN \*\***

This traditional mid-terrace home has been lovingly cared for by the same family for nearly three generations, and now offers a wonderful opportunity for a new owner to create their own lasting memories.

Externally to the front aspect, there is an enclosed courtyard with decorative planting.

Upon entering, the resident is greeted by a welcoming entrance hall that opens into the lounge, and follows to the fitted kitchen extension with adjoining rear lobby, and shower room.

A fixed staircase rises to the first floor which boasts two double bedrooms, the master benefitting from ample built-in storage.

The rear garden is low maintenance in design, being block paved with planting borders.

A path leads to a detached garage with roller shutter door, and a gate in the boundary fencing that opens onto the vehicle accessible ten-foot.



The accommodation comprises

#### Front external



Externally to the front aspect, there is an enclosed courtyard with decorative planting.

#### Ground floor

##### Hall

Composite door with side window, central heating radiator, and carpeted flooring. Leading to :

Lounge 13'10" x 11'3" maximum (4.22 x 3.43 maximum )



UPVC double glazed bay window, feature window looking into the kitchen, central heating radiator, fireplace with marbled inset / hearth, and carpeted flooring.

Kitchen 12'6" x 13'10" maximum (3.83 x 4.23 maximum )



UPVC double glazed window, two central heating radiator, under stairs storage cupboard, and laminate flooring. Fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washer and dryer, and integrated oven with hob and extractor hob above.

##### Rear lobby

UPVC double glazed door, and tiled flooring.

##### Shower room



UPVC double glazed window, central heating radiator, and fully tiled. Furnished with a three-piece suite comprising walk-in enclosure with mixer tap, pedestal sink with mixer tap, and low flush W.C.

#### First floor

##### Landing

Carpeted flooring, and leading to :

### Bedroom one 9'9" x 10'0" (2.98 x 3.05 )



Two UPVC double glazed windows, built-in wardrobes and cupboards, over stairs storage cupboard, and laminate flooring.

### Bedroom two 8'5" x 13'11" maximum (2.58 x 4.25 maximum )



With access to the loft hatch, UPVC double glazed window, central heating radiator, and laminate flooring.

### Rear external



The rear garden is low maintenance in design, being block paved with planting borders. A path leads to a detached garage with roller shutter door, and a gate in the boundary fencing that opens onto the vehicle accessible ten-foot.

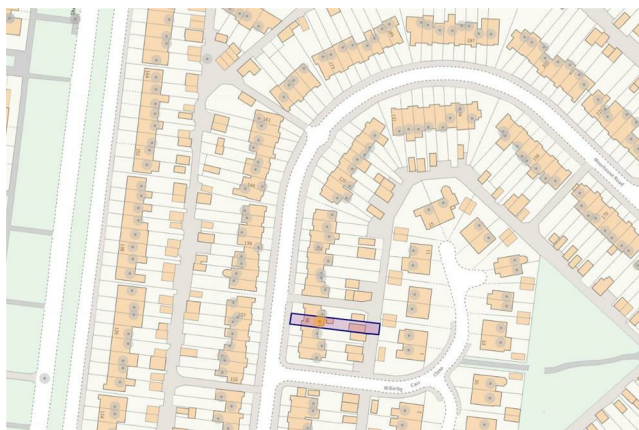
### Garage

With connection to lighting / power, and accessed via a personnel side door and up-and-over electric roller shutter door.

### Aerial view of the property



### Land boundary



### Tenure

The property is held under Freehold tenureship

### Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003034500960A

Council Tax band - A

### EPC rating

EPC rating - D

### Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 13 Mbps / Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A



#### Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

#### Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

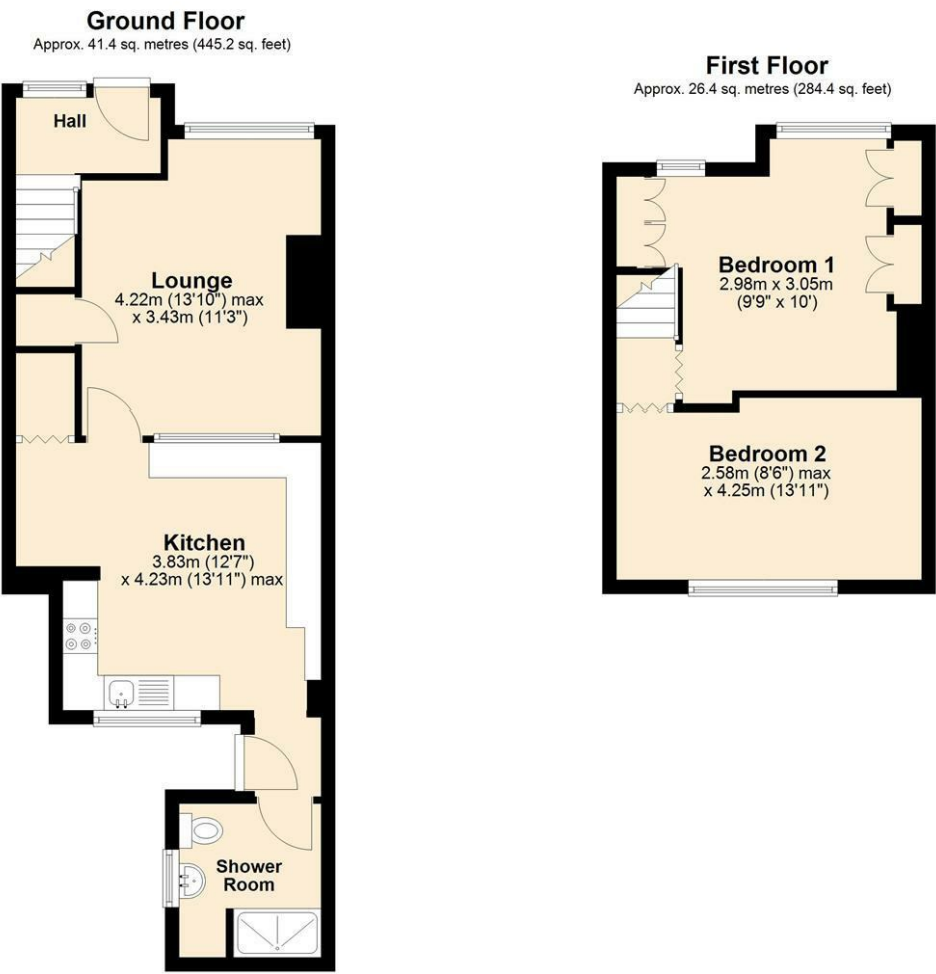
#### Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

#### Whitakers Estate Agent Declaration

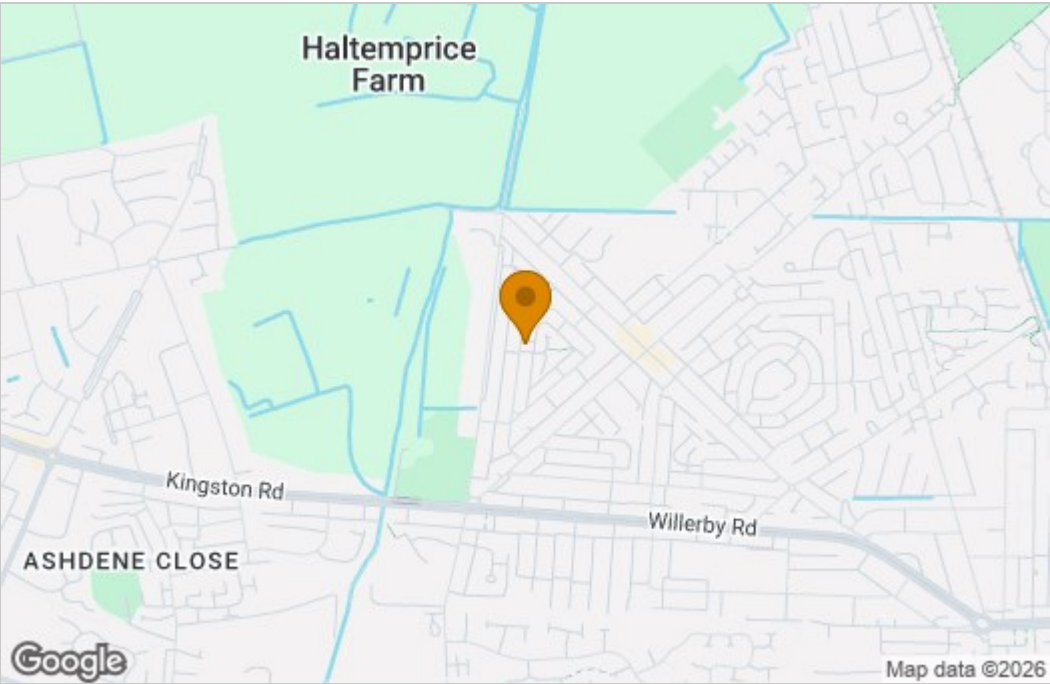
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Floor Plan

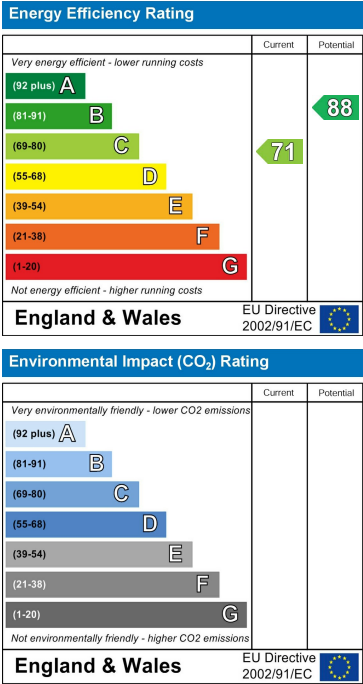


Total area: approx. 67.8 sq. metres (729.5 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.