

# Whitakers

Estate Agents



## 301 Moorhouse Road, Hull, HU5 5PJ

**£122,500**

This well presented two bed property is offered to the market as move into condition, well placed to access great schools and enjoys a host of local amenities making this a popular option for first time buyers and young families looking to get onto the ladder.

The main features include - entrance, lounge, fitted kitchen / diner and ground floor bathroom suite. The first floor boasts two good bedrooms (both fitted) together with W/C.

Externally to the front is a low maintenance garden designed for off street parking, the rear garden is mainly laid to lawn and SOUTHERLY in orientation, making it a sun worshipers dream with useful shed and ten foot access.

This property really ticks all the boxes in terms of size, condition and location.  
Early viewings are advised.



## The Accommodation Comprises

### Ground Floor

#### Entrance

Upvc double glazed door and side window.

Lounge 13'10 x 13'10 (4.22m x 4.22m)



Upvc double glazed window to the front, wall mounted electric fire with decorative surround. Central heating radiator and under stairs storage cupboard.

Kitchen / Diner 15'09 max x 10'9 max (4.80m max x 3.28m max)



With a range of floor and eye level units and complimentary work surfaces and splash back tiling above, sink with mixer tap. Two Upvc double glazed windows and door. Oven / Hob and Hood above.

Bathroom 5'01 x 5'05 (1.55m x 1.65m)



Panelled bath, W.C, vanity sink with tiled walls, central heating radiator and Upvc double glazed window.

### First Floor

#### Landing

Loft hatch and doors to the bedrooms and W.C

Bedroom One 13'10 max (tbc) x 11'02 max (4.22m max (tbc) x 3.40m max)



Two Upvc double glazed windows, central heating radiator and built in storage cupboard (measurement is to back of cupboard).

Bedroom Two 9'02 (tfw) 8'05 (2.79m (tfw) 2.57m)



With a range of fitted wardrobes, Upvc double glazed window and laminate flooring.

## W/C



Low flush toilet, Upvc double glazed window and laminate flooring.

## External



Low maintenance front garden with dropped curb to accommodate off street parking. The rear garden is southerly in orientation, mainly laid to lawn with a paved patio seating area and useful shed. Tenfoot beyond.

## Tenure

The property is held under Freehold tenureship.

## EPC

EPC rating - D

## Council Tax

Council Tax band - A

Local Authority - Kingston Upon Hull

## 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.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal -

Broadband - Ultrafast 10,000 Mbps

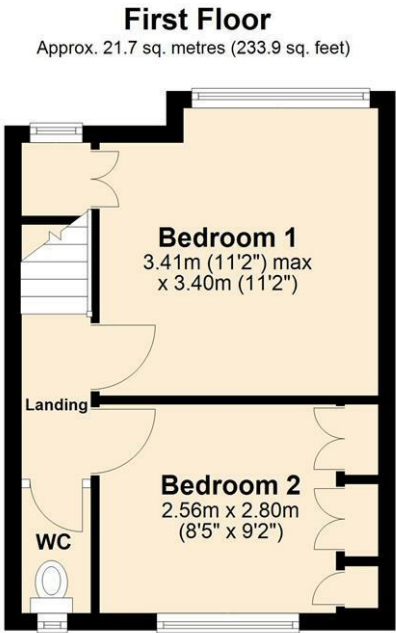
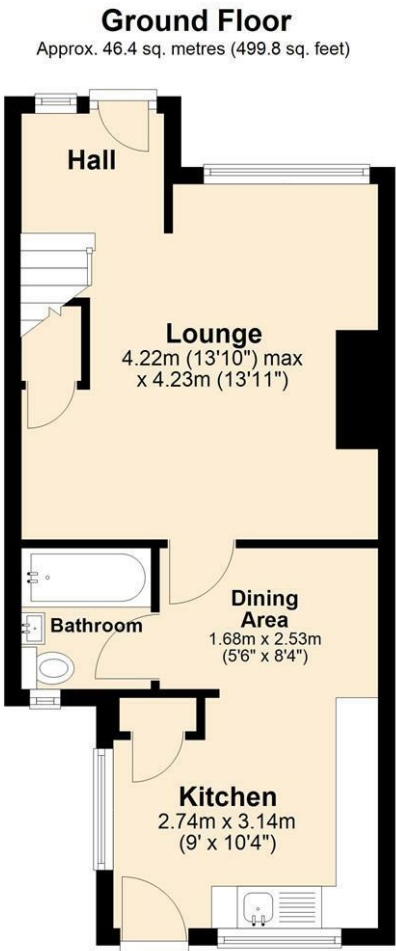
Coastal Erosion - No

Coalfield or Mining Area - No

## Whitakers Estate Agent Declaration

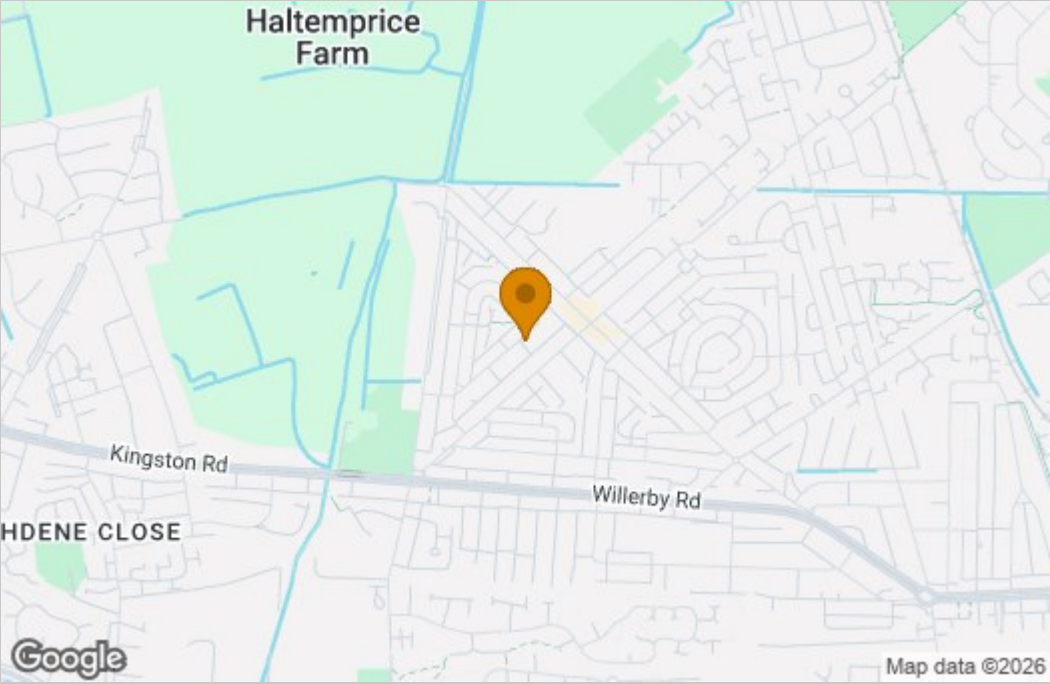
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

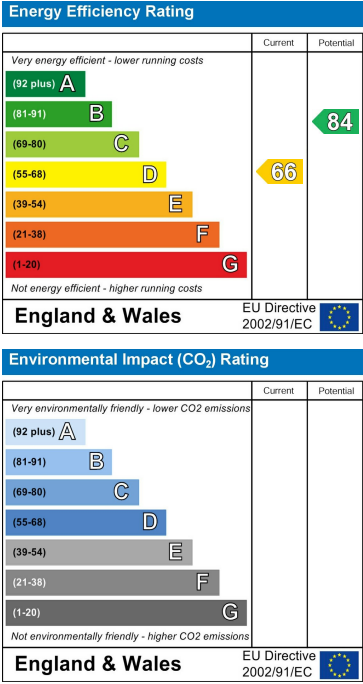


Total area: approx. 68.2 sq. metres (733.7 sq. feet)

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.