

# Whitakers

Estate Agents



## 193 Moorhouse Road, Hull, HU5 5PT

**£125,000**

**\*\* NO ONWARD CHAIN / VACANT POSSESSION \*\***

Whitakers Estate Agents are pleased to introduce this recently refurbished mid-terrace property, ideally situated upon Moorhouse Road to take advantage of a wealth of local amenities, and transport links.

Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Upon entry, the porch provides a convenient space to remove shoes and coats, and leads into an open-plan lounge/dining room with an adjoining fitted kitchen.

A fixed staircase rises to the first floor which boasts a double bedroom and a good second bedroom, both of which are served by a bathroom furnished with a modern three-piece suite.

The enclosed rear garden is also low maintenance in design, being gravelled with a patio seating area, and benefiting from having a conservatory accessed separately from the property.

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

Taken together, the accommodation on offer is perfect for first-time buyers or young families taking their first step on the property ladder. Investors will also appreciate the opportunity to add a ready-to-rent property to their portfolio immediately upon completion.

The accommodation comprises

Front external



Externally to the front approach, there is a gravelled garden with the kerb lowered to accommodate off-street parking.

Ground floor

Porch

UPVC double glazed doors and side windows, central heating radiator, and carpeted flooring. Opening to :

Lounge / dining room 19'9" x 13'10" (6.03 x 4.23 )



Upscale double glazed bay window, two central heating radiators, fireplace with marbled inset / hearth and wooden surround, under stairs storage cupboard, and carpeted flooring.

Kitchen 12'3" x 8'0" (3.75 x 2.46 )



UPVC double glazed door and window, feature window, central heating radiator, 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 washing machine, and integrated oven with hob and extractor hood above.

Conservatory 9'10" x 9'9" (3.01 x 2.99 )



Upcoming double glazed throughout with French doors, and laminate flooring.

First floor

Landing

Carpeted flooring, and leading to :

Bedroom one 13'10" x 11'3" (4.23 x 3.43 )



Two UPVC double glazed windows, central heating radiator, access to the loft hatch, and carpeted flooring.

Bedroom two 8'5" x 8'2" (2.57 x 2.50 )



Upscale double glazed window, central heating radiator, and carpeted flooring.

## Bathroom



UPVC double glazed window, central heating radiator, and fully panelled walls with vinyl flooring. Furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

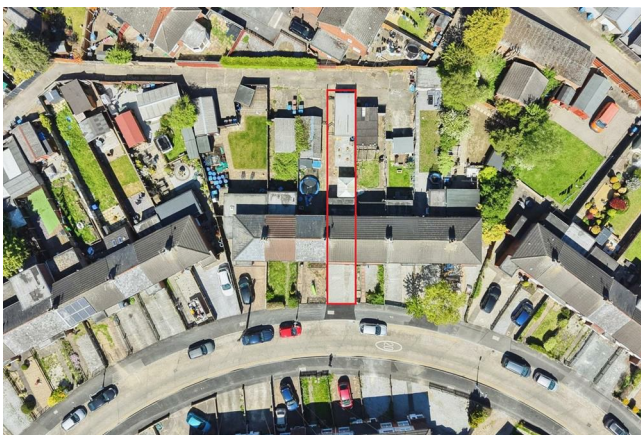
## Rear external



The enclosed rear garden is also low maintenance in design, being gravelled with a patio seating area, and benefiting from having a conservatory accessed separately from the property.

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

## Aerial view of the property



The red boundary line shown in aerial photographs is provided for illustrative purposes only and is intended to give a general indication of the property's approximate boundaries. It may not

accurately reflect the precise legal boundary, and it should not be relied upon as a definitive representation. Interested parties are advised to consult official title plans, legal documentation, or a qualified surveyor to confirm exact boundaries before making any decisions based on this information.

## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - Kingston Upon Hull

Local authority reference number - 0003034501930B

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 - 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

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.

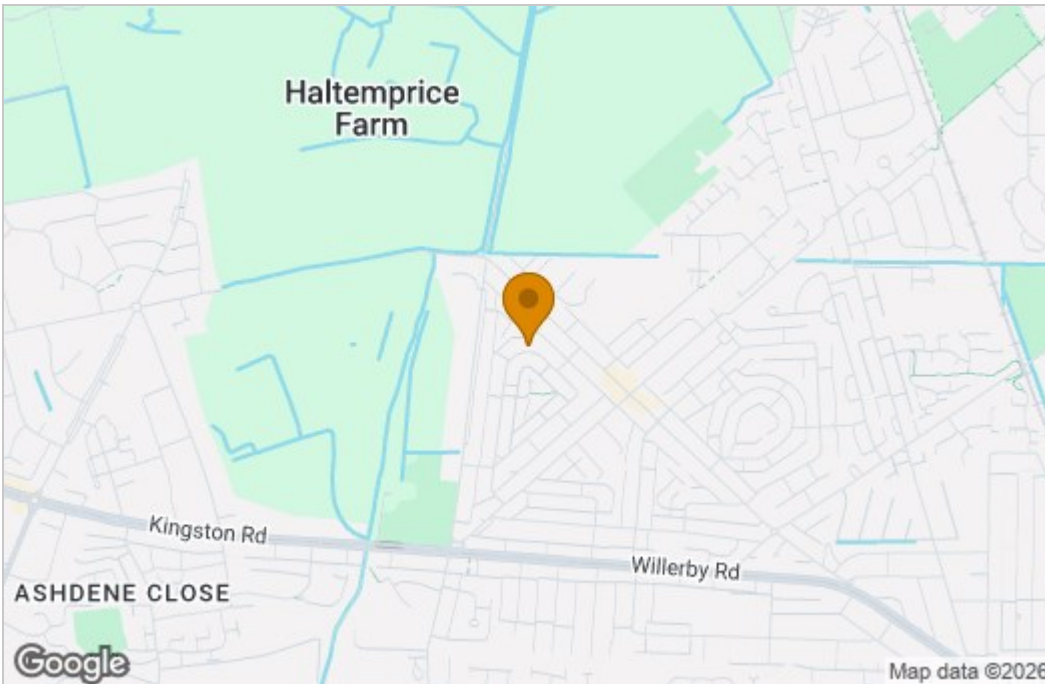
# Floor Plan



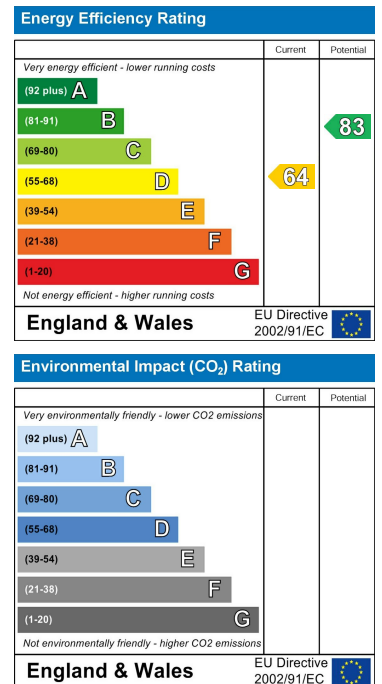
Total floor area: 75.7 sq.m. (815 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.