

Whitakers

Estate Agents



103 Moorhouse Road

, Hull, HU5 5PR

£125,000



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The accommodation comprises:

Entrance hall

Upvc double glazed entrance door with a side window, staircase to the landing off.

Through lounge/dining room

18'11" x 13'10" (5.77m x 4.24m)

Upvc double glazed window, two gas central heating radiators, coved ceiling, feature fireplace, and an under stairs storage cupboard.

Kitchen

12'11" x 7'6" (3.95m x 2.29m)

Double glazed patio doors leading to the lean to, fitted units with fitted worktops and a single drainer sink unit, plumbing for an automatic washing machine and a gas central heating boiler.

Bathroom

Fully tiled, Upvc double glazed window, heated towel rail, fully tiled and fitted with a three piece suite comprising panelled bath with a mixer shower and screen, pedestal wash basin and a low flush WC.

Lean-to

Useful storage area with side windows and patio doors leading to the gardens.

Landing

Leads to:

Bedroom one

11'1" x 11'3" (3.40m x 3.43m)

Upvc double glazed window and a gas central heating radiator.

Bedroom two

11'9" x 13'10" (3.60m x 4.24m)

Upvc double glazed window and a gas central heating radiator.

Gardens

To the front of the property there is a gravelled garden and to the rear of the property there is a gravelled garden with fencing to the surround.

Garage

Pre cast concrete sectional garage with a side door and doors leading to the ten foot.

Tenure

The property is of Freehold tenureship

Council Tax

Local Authority: City Of Kingston Upon Hull
Council Tax Band: A

EPC

The EPC rating is D

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.

Tel: 01482 657657

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 - very low

Mobile Coverage / Signal - EE Vodafone Three O2

Broadband -Basic 13 Mbps Ultrafast 10000 Mbps

Coastal Erosion -N/A

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.

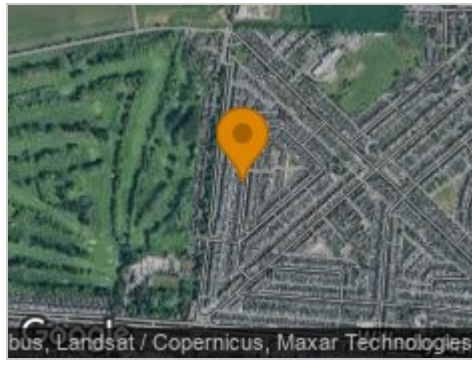
Front



Road Map



Hybrid Map



Terrain Map



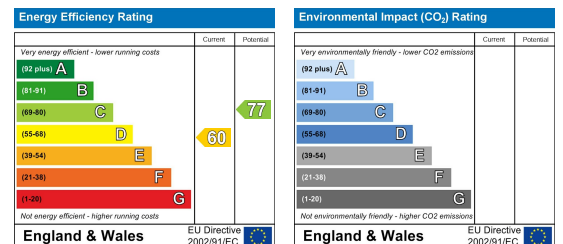
Floor Plan



Viewing

Please contact our Whitakers Estate Agents - Anlaby Office Office on 01482 657657 if you wish to arrange a viewing appointment for this property or require further information.

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.