



367 Moorhouse Road
, Hull, HU5 5PN

Offers Over £125,000



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The accommodation comprises

Ground Floor

Entrance

A UPVC double glazed door with additional window to the side leads into an entrance area with laminate flooring

Lounge

13'10" x 13'9" (4.22m x 4.19m)

A light welcoming lounge with UPVC double glazed window to the front, understairs storage cupboard, central heating radiator and gas fire with-in a marbled hearth and tiled inset.

Kitchen Diner

26'11". x 13'11" max (8.20m. x 4.24m max)

Open plan kitchen/diner extensively appointed with a range of floor and eye level units finished in white with complimentary work surfaces and splash back tiles above, having electric oven with four ring gas hob above and concealed extractor over. inset sink with mixer tap, laminate flooring and central heating radiator. UPVC double glazed window and door to rear aspect.

First Floor

Landing

with hatch access to the loft

Bedroom One

11'1" x 10'9" (3.40m x 3.28m)

With UPVC double glazed window to the front elevation, central heating radiator and built in storage

Bedroom Two

8'5" x 7'6" (2.57m x 2.29m)

With UPVC double glazed window to the rear elevation and central heating radiator

Bathroom

6'0" x 4'9" (1.83m x 1.47m)

Having panelled bath with mixed shower over, tiled walls, low flush WC and pedestal wash hand basin, obscured double glazed window to the rear

External

To the front of the property there is a walled low maintenance front garden. To the rear there is an enclosed garden, mainly laid to lawn with decked seating area and pathway leading to access at the rear.

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.

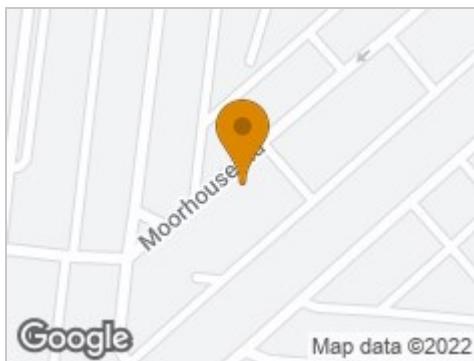
Whitakers Estate Agent Declaration

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.

Front External



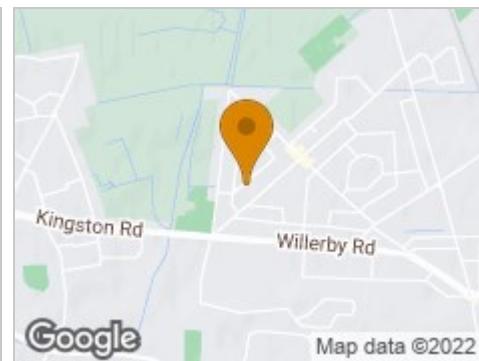
Road Map



Hybrid Map



Terrain Map



Floor Plan



Floor area 40.1 sq.m. (432 sq.ft.) approx Floor area 26.8 sq.m. (289 sq.ft.) approx

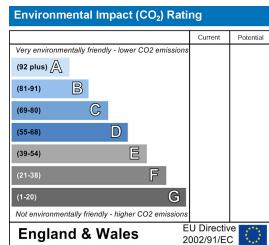
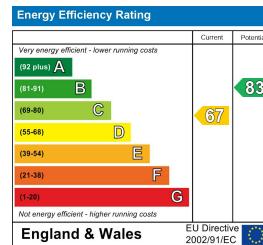
Total floor area 67.0 sq.m. (721 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.