

Whitakers

Estate Agents



246 Moorhouse Road, Hull, HU5 5PL

£130,000

Introducing this neatly presented mid-terrace style property on Moorhouse Road - a location popular with a wide range of buyers due to its close proximity to a wealth of local amenities and transport links.

Externally to the front aspect, there is a paved courtyard with brick walling to the surround. A new owner may wish to apply for permission to lower the kerb, and create off-street parking, if desired.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to the spacious lounge, and fitted kitchen with rear lobby that incorporates a cloakroom.

A fixed staircase ascends to the first floor landing, providing entry to a bay fronted bedroom, a good second bedroom, and a bathroom furnished with a two-piece suite.

The enclosed rear garden is laid to lawn, and complimented with a patio seating area.

A path leads to the back of the plot, where there is a hard stand and double-width gates that provide access to the vehicle accessible ten-foot, allowing off-street parking.

The accommodation comprises

Ground floor

Hall



Composite entrance door with side window, and cushion effect laminate flooring. Leading to :

Lounge



UPVC double glazed window, central heating radiator, wall mounted fireplace, under stairs storage cupboard, and carpeted flooring.

Kitchen

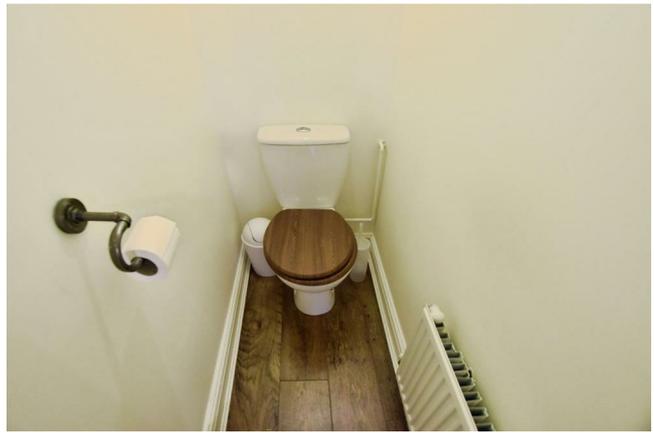


UPVC double glazed window, central heating radiator, built-in storage cupboard, cushion effect laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and hood above.

Rear lobby

UPVC double glazed door, and laminate flooring. Leading to :

W.C.



Central heating radiator, laminate flooring, and furnished with a low flush W.C.

First floor

Landing

With access to the loft hatch, and carpeted flooring. Leading to :

Bedroom one



UPVC double glazed window, central heating radiator, over stairs storage cupboard, and carpeted flooring.

Bedroom two



UPVC double glazed window, central heating radiator, fitted wardrobe and cupboards, and carpeted flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled with laminate flooring, and furnished with a two-piece suite comprising panelled bath with dual taps and electric shower, and vanity sink with mixer tap.

Rear external



The rear garden is laid to lawn, and complimented with a patio seating area.

Off-street parking

A path leads to the back of the plot, where there is a hard stand and double-width gates that provide access to the vehicle accessible ten-foot, allowing off-street parking.

Additional features

The residence also benefits from having an outside tap, and a storage shed.

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 - 0003034502460A

Council Tax band - A

EPC rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three

/ O2

Broadband - Basic 11 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

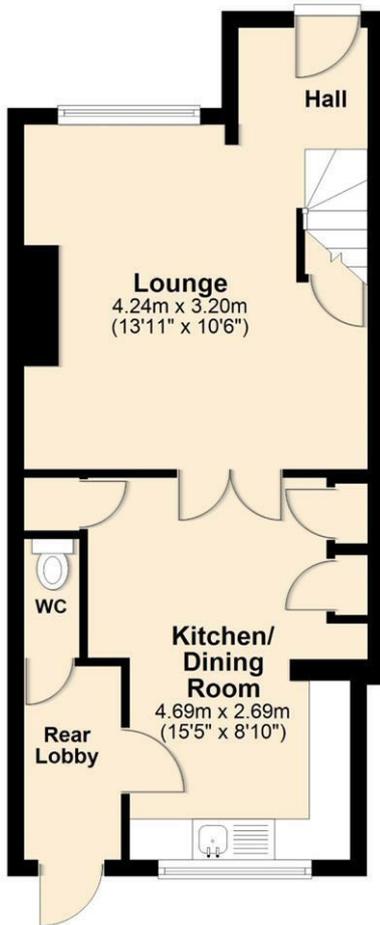
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Front External

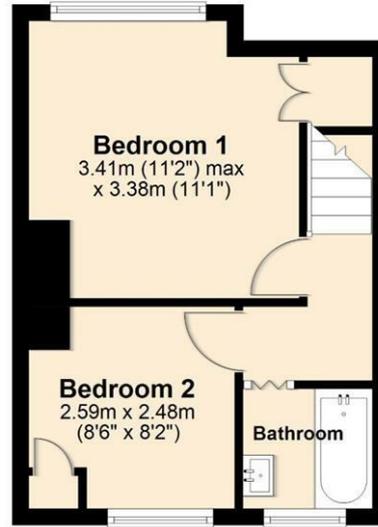


Floor Plan

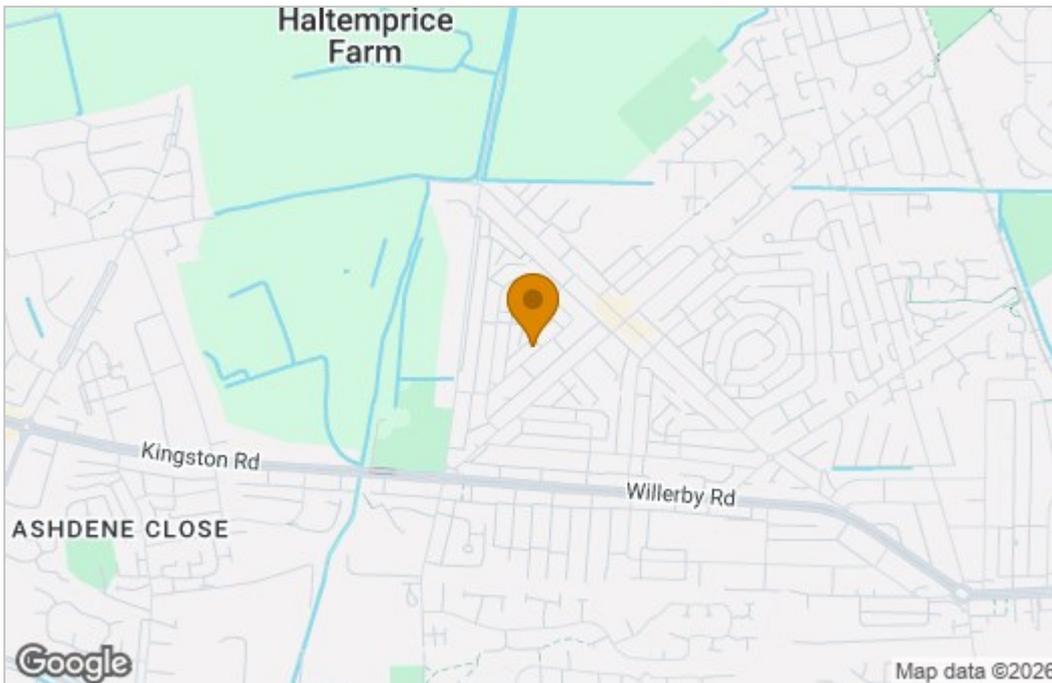
Ground Floor



First Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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