

# Whitakers

Estate Agents



**133 Moorhouse Road, Hull, HU5 5PR**

**£126,250**

**\*\* NO FORWARD CHAIN \*\***

This well-presented mid-terrace property is situated on Moorhouse Road - a residential location which is popular with first time buyers seeking to make their initial step onto the property ladder, young families who require access to nearby local amenities or investors.

Briefly comprising entrance porch, spacious lounge / dining room and fitted kitchen with conservatory off to the ground level. The first floor constitutes a master bedroom, good second bedroom and a bathroom furnished with a three-piece suite.

Externally there is a gravelled front garden which is enclosed by brick walling and wooden fencing. The Westerly facing rear garden is also low maintenance in design being block paved and enclosed to the perimeter with fencing. The residence also benefits from having a detached brick-built garage which has connection to lighting / power and can accommodate off-street parking.

Early viewing is recommended to avoid disappointment.

## The Accommodation Comprises

### Ground Floor

#### Entrance Porch

UPVC double glazed door and side window, central heating radiator and laminate flooring. Wooden glazed door opening to:

#### Lounge / Dining Room 17'8" x 11'6" (5.40 x 3.52 )



UPVC double glazed bay window with side window, two central heating radiators, built-in storage cupboard, understairs storage cupboard and carpeted flooring.

#### Kitchen 11'10" x 12'11" (3.61 x 3.94 )



UPVC double glazed door, UPVC double glazed window, built-in storage cupboard, lino flooring and fitted with a range of floor and eye level units, two worktops with splashback tiles above, sink with mixer tap, integrated oven with hob and hood above and plumbed for an automatic dishwasher.

#### Conservatory 11'5" x 10'4" (3.49 x 3.15 )



UPVC double glazed throughout with rear door and tiled flooring.

### First Floor

#### Landing

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

#### Bedroom One 11'1" x 13'10" (3.39 x 4.22 )



UPVC double glazed bay window with side window, central heating radiator, fitted drawers and carpeted flooring.

#### Bedroom Two 8'5" x 8'0" (2.57 x 2.44 )



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

### Bathroom



UPVC double glazed window, heated towel rail, fully tiled and furnished with a three-piece suite comprising panelled bath with dual taps and electric shower, washbasin with mixer tap and low flush W.C.

## External



Externally there is a gravelled front garden which is enclosed by brick walling and wooden fencing. The Westerly facing rear garden is also low maintenance in design being block paved and enclosed to the perimeter with fencing. The residence also benefits from having a detached brick-built garage which has connection to lighting / power and can accommodate off-street parking.

## Tenure

The property is held under Freehold tenureship

## Council Tax Band

Local Authority - Kingston-upon-hull (city And County Of)

Local authority reference number - 00030345013304

Council Tax band - A

## EPC Rating

EPC rating - C

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 13 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

## 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

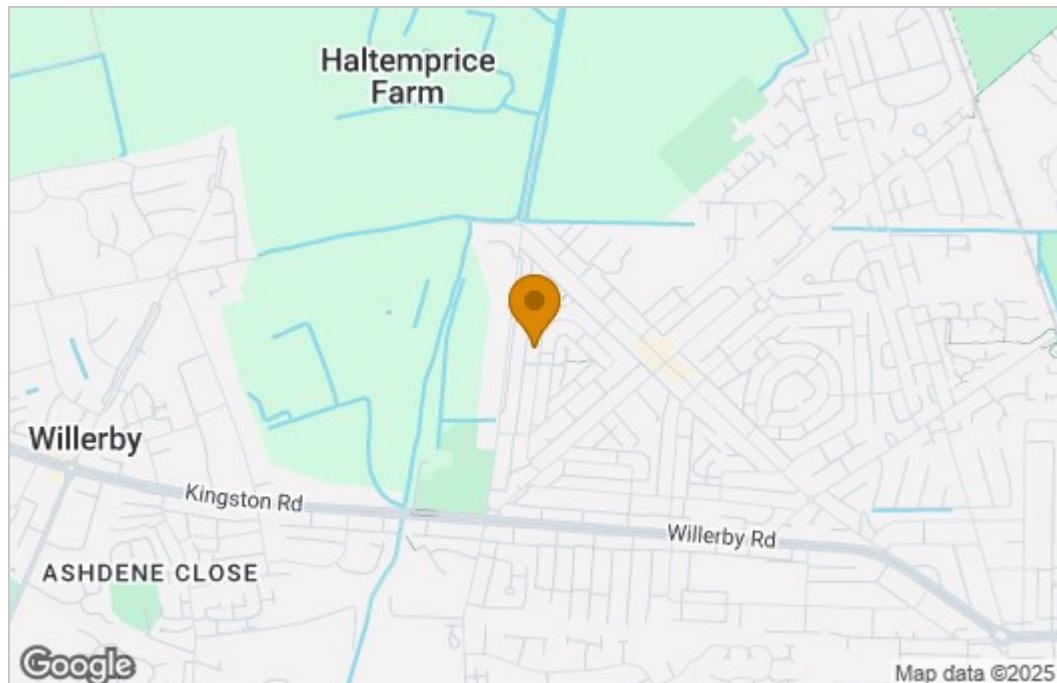
Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority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

## Floor Plan

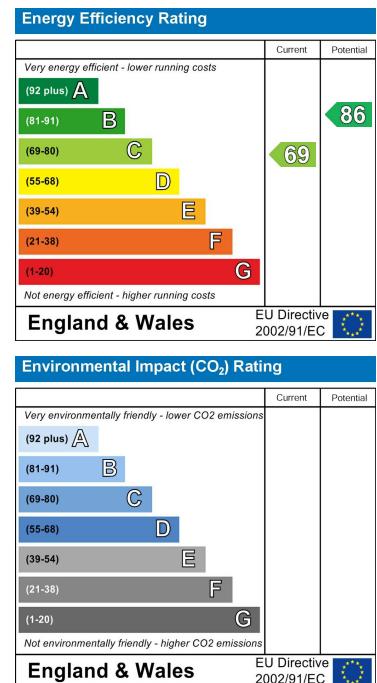


Please note floorplans are for guidance only and are intended to give a general impression of the property.  
Plan produced using PlanUp.

## 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.