Whitakers
Estate Agents









246 Moorhouse Road, Hull, HU5 5PL

£122,500

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.

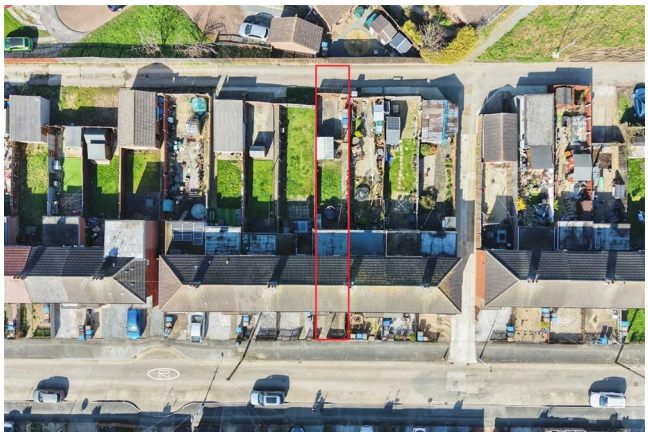
Off-street parking

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 - C

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.

Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to silicitors to progress a sale.

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.

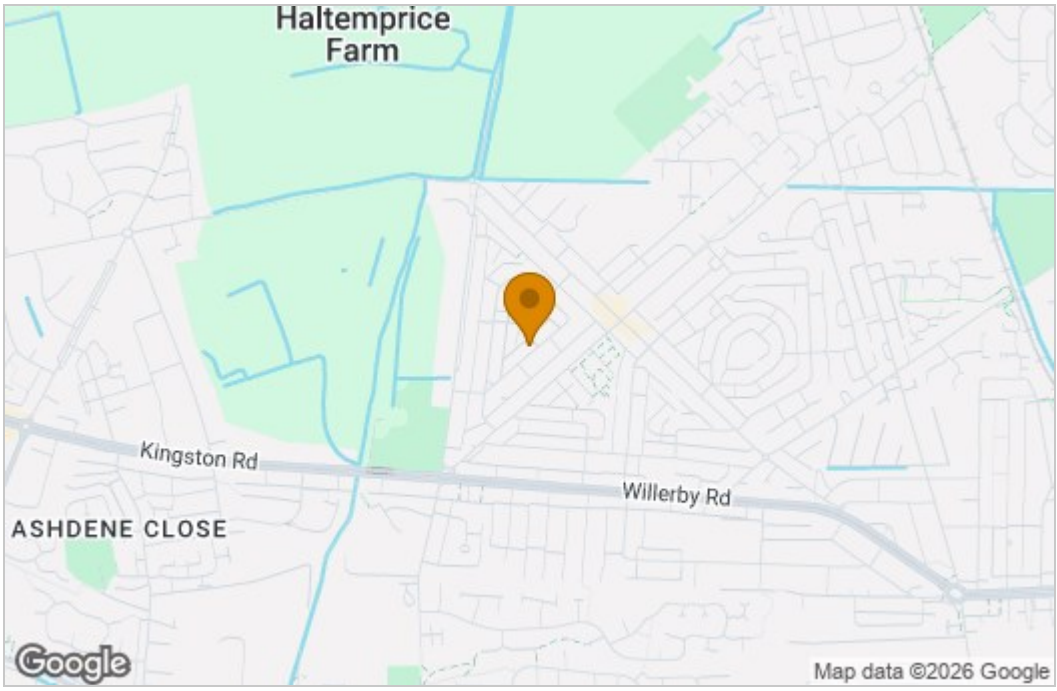
Front External



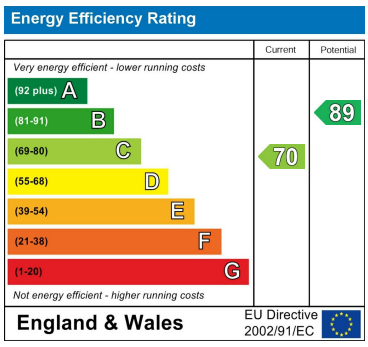
Floor Plan

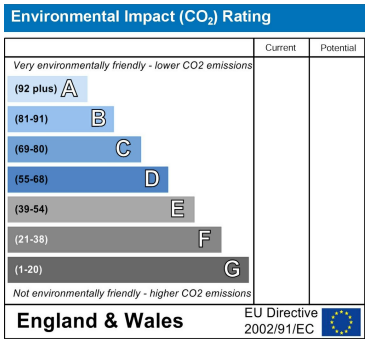


Area Map



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.

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