Whitakers
Estate Agents









103 Moorhouse Road, Hull, HU5 5PR

£110,000

*** OFFERED WITH NO UPWARD CHAIN **

Whitakers Estate Agents are pleased to introduce this recently refurbished mid-terrace property, ideally situated upon Moorhouse Road to take advantage of a wealth of local amenities, and transport links.

Externally to the front approach, there is a low maintenance gravelled garden.

Upon entry, an entrance hall leads into an open-plan lounge/dining room with an adjoining fitted kitchen. The property benefits from a lean-to to provide a useful storage area with side windows and patio doors leading to the gardens.

A fixed staircase rises to the first floor which boasts a double bedroom and a good second bedroom, both of which are served by a bathroom furnished with a modern three-piece suite.

The enclosed gravelled rear garden is also low maintenance in design with a Pre cast concrete sectional garage with a side door and doors leading to the ten foot.

The accommodation comprises:

Front



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

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 solicitors to progress a sale.

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.

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

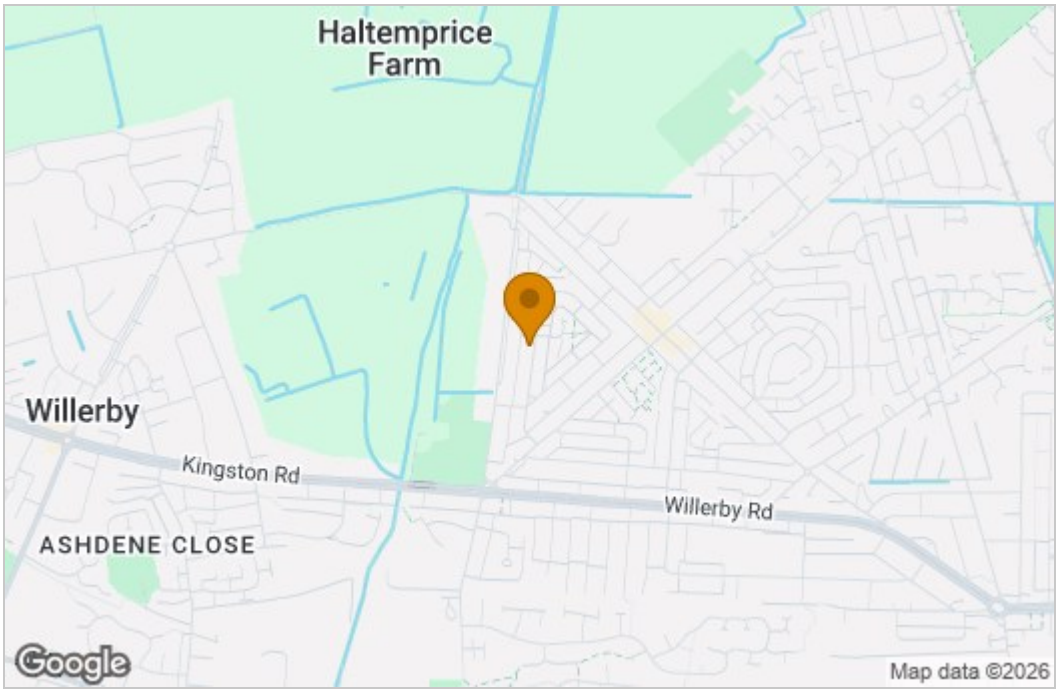
Whitakers Estate Agent Declaration

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.

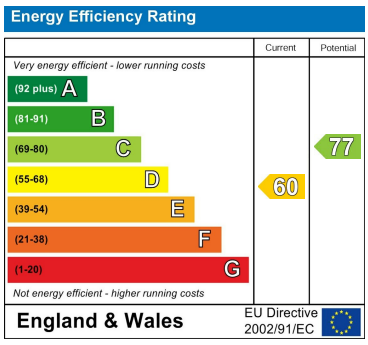
Floor Plan

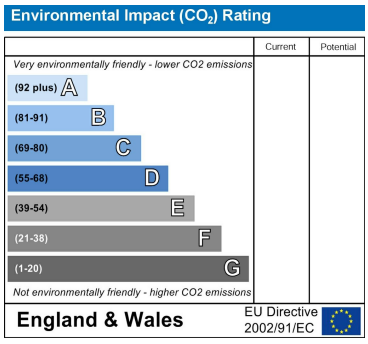


Area Map



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.

38 Wilson Street, Anlaby, East Riding Of Yorkshire, HU10 7AN
Tel: 01482 657657 Email: anlaby@whitakers.co.uk https://www.whitakers.co.uk