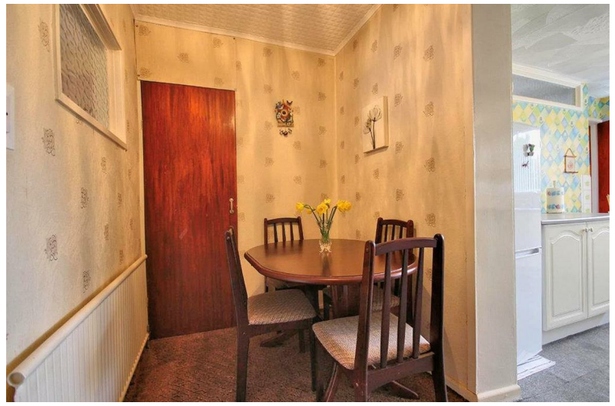
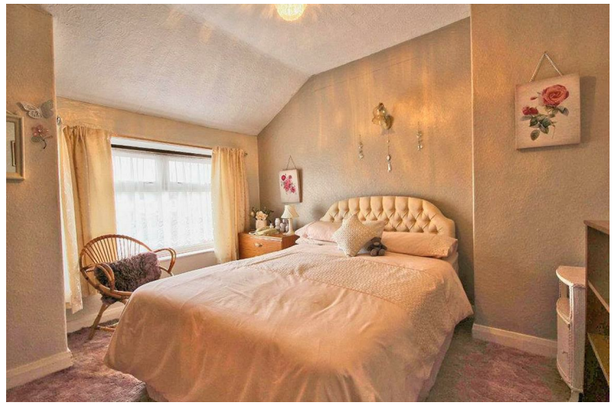
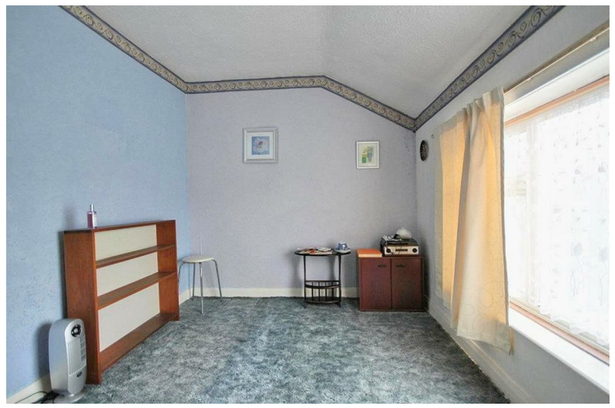






Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE

The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

# 205 Moorhouse Road, Hull HU5 5PT

## Guide Price £105,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Two double bedrooms
- Gardens to front and rear
- Ground floor bathroom
- Garage
- No forward chain
- EPC - E

A lovely two bedroom mid terrace house located in an extremely popular residential locality presented with no forward chain. Having been owned for many years by the same family this home is now waiting for its next chapter and its new family.

The property offers entrance hall, lounge, dining room, kitchen overlooking the garden and bathroom to the ground floor. The first floor offers two double bedrooms. There are easy to maintain gardens to the front and rear.

## LOCATION

Moorhouse Road can be accessed from Wold Road and Wymersley Road which in turn can be approached from Willerby Road. Lying within ease of reach of local amenities and facilities both on Wold Road and Willerby Road, the property is located approximately four miles west from the city centre of Hull.

Situated in East Yorkshire, on the banks of the Humber Estuary, Hull is a city boasting superb culture, attractions, industry and transport, all of which make it a fantastic place to call home. The historic Old Town and scenic waterfront have long attracted artists and poets, and now people flock to enjoy the eclectic shopping, vibrant nightlife, and rich culture of this dynamic city. Hull University is popular with both UK and overseas students. The Avenues which surround the University have such a cosmopolitan vibe with art, great restaurants and café bars. The M62 and Humber Bridge routes provide great commutability making it a popular place to live, with a main line railway station and two large bus companies serving the area and further afield.

## THE ACCOMMODATION COMPRISES

## GROUND FLOOR

## ENTRANCE PORCH

Aluminium framed double glazed door with privacy glass insert and side windows, stairs leading to the first floor accommodation.

## LIVING ROOM

11'9 x 13'9 (3.58m x 4.19m)
Aluminium framed double glazed window to the front elevation and radiator.

## DINING ROOM

10'11 x 5'6 (3.33m x 1.68m)
Understairs storage cupboard, a further storage cupboard, radiator and an archway leading into the kitchen.

## KITCHEN

7'10 x 11'3 (2.39m x 3.43m)
Fitted base and wall units in white, 1 1/2 bowl sink and drainer, space for cooker, washing machine and fridge freezer. Aluminium framed double glazed window to the rear elevation and radiator.

## REAR LOBBY

Aluminium double glazed door with privacy glass inserts leading out to the rear garden and door into bathroom.

## BATHROOM

4'2 x 7'11 (1.27m x 2.41m)
Low level WC, hand wash basin and bath with shower over, radiator.

## FIRST FLOOR

## BEDROOM 1

11'3 x 13'10 (3.43m x 4.22m)
Aluminium framed double glazed window to the front elevation and radiator.

## BEDROOM 2

13'10 x 8'5 (4.22m x 2.57m)
Aluminium framed double glazed window to the rear elevation and radiator.

## EXTERNAL

To the front of the property there is an enclosed easy to maintain garden.

The rear garden is of good proportions, low maintenance and provides a great outside area with access to the garage and tenfoot.

## SERVICES

All mains services are available or connected to the property.

## CENTRAL HEATING

The property benefits from a gas fired central heating system.

## DOUBLE GLAZING

The property benefits from aluminium framed double glazing.

## TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

## COUNCIL TAX

The Council Tax Band for this property is Band A.

## VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

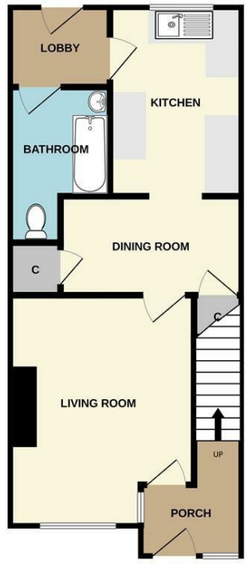
## FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

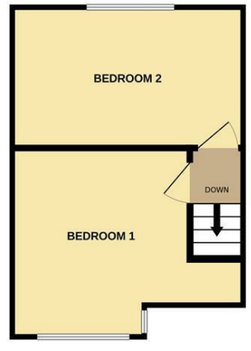
## EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR




1ST FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.