



Moorhouse Road, Hull, HU5 5PR
£650 Per Calendar Month



Platinum Collection

Moorhouse Road, Hull, HU5 5PR

A delightfully extended 2 bedroom property with ample living space. Ideally located in an extremely sought after area. This property is well presented and benefits from off street parking to the rear. Viewing is essential.



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Key Features

- SOUGHT AFTER LOCATION
- OFF-STREET PARKING
- BEAUTIFULLY PRESENTED
- GENEROUS LIVING SPACE
- DOWNSTAIRS WC
- 2 BEDROOMS
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LOCATION

Located in this highly popular area there are local shops, schooling & public transportation within easy reach. Access to Hull City Centre & the A63/M62 motorway network is easily obtainable.

ENTRANCE HALL

Providing access to the accommodation.

LIVING ROOM

Extremely generous living space with feature fireplace and a window to the front elevation.

DINING AREA

Ample dining space with storage cupboard.

DINING KITCHEN

With a comprehensive range of wall and base units with contrasting work surfaces. Integrated appliances include, Gas Hob, Electric Oven and Extractor Hood. Plumbing for automatic washing machine and dining space with French doors onto rear garden.

UTILTIY/CLOAKROOM

WC and utility area.

BEDROOM 1

Bedroom of double proportions with fitted wardrobe and windows to the front elevation.

BEDROOM 2

A further bedroom of good proportions with window to the rear elevation.

BATHROOM

Bathroom with panelled bath and overhead shower plus a pedestal sink unit.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (Hull City Council). We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

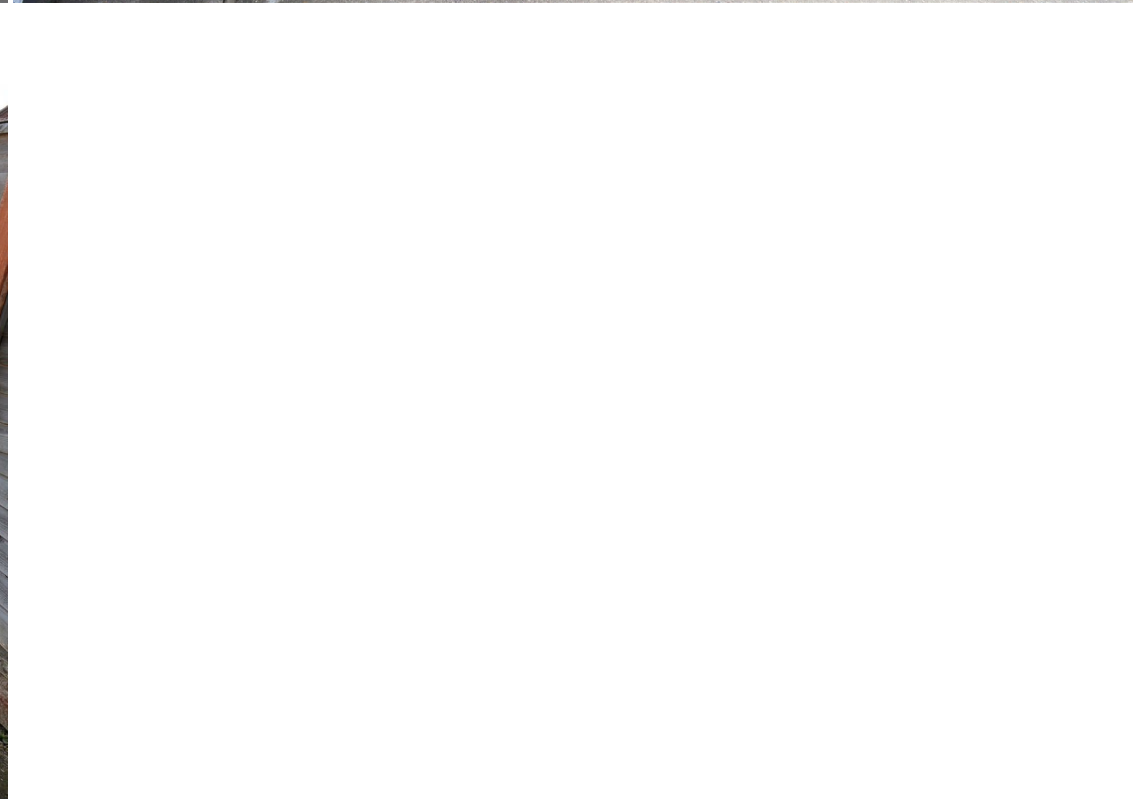
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£150). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set

out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain



referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



Philip
Bannister
Estate & Letting Agents

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58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

