



Fairfax Avenue, Hull, East Riding of Yorkshire  
Asking Price £170,000





---

### KEY FEATURES

- PRIME LOCATION
- THREE BEDROOMS
- END OF TERRACE
- DOUBLE GARAGE
- NO CHAIN
- CLOSE TO SCHOOLS
- TRANSPORT LINKS
- FIRST TIME BUYERS
- INVESTORS
- TOTAL AREA 79 Square Metres
- EPC rating D



---

## DESCRIPTION

We are proud to present this three bedroom, end of terrace with double garage on the popular Fairfax Avenue. This contemporary house will appeal to young professionals, small families and first time buyers alike. With its cosy lounge, stylish dining room that opens into the garden and functional kitchen you will be hosting family and friends from the moment you move in. Two double bedrooms, one sizeable single and a family bathroom complete the first floor. Outside is an enclosed private garden mainly laid to lawn with decked area, established plants and shrubs and the much sought after double garage.





## PARTICULARS OF SALE

### Entry

**1.64m x 3.17m (5'5" x 10'5")**

Enter through the front door into a welcoming and light hallway with staircase leading to first floor accommodation and access to dining room.

### Dining room

**5.32m x 3.16m (17'6" x 10'5")**

A stylish dining room filled with light from the French doors that open onto the decked area of the garden. Double doors leading into the lounge offering flexible options for day to day living.

### Lounge

**3.47m x 4.19m (11'5" x 13'8")**

A cosy lounge to with large window to the front elevation. A feature fireplace that currently houses an electric style log burner.

### Kitchen

**1.90m x 4.06m (6'2" x 13'4")**

Fitted with a range of cream wall and base units with contrasting worktops. A built in oven, hob and extractor. Windows to the side and rear elevation and door leading into the garden.

### Bedroom

**3.35m x 4.14m (11'0" x 13'7")**

A large double bedroom filled with natural light from the window to the front elevation.

### Bedroom

**3.35m x 3.24m (11'0" x 10'7")**

Double bedroom to the rear of the property with a large window over looking the private garden.

### Bedroom

**1.81m x 2.28m (5'11" x 7'6")**

A single bedroom to the front elevation that could also be used as a study / home office, dressing room or hobby room.

### Family bathroom

**1.77m x 1.74m (5'10" x 5'8")**

A contemporary tiled family bathroom featuring a three piece suite comprising of bath with overhead shower, hand basin and low flush WC.

### Double garage

**5.60m x 5.49m (18'5" x 18'0")**

A double garage with two up and over doors for vehicular access via a ten foot and personnel door to the private rear garden.

### Outside

A walled garden to the front of the property with gate and path to the front door.

To the rear of the property is a private enclosed garden with side gate for access. The garden is mainly laid to lawn with established planting and bushes. A decked area suitable for seating and entertaining.



---

## TENURE

The tenure of this property is freehold.

---

## LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of City of Hull Council - 01482 300300.

<https://www.hull.gov.uk/>

---

## VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

---

## HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

---

## MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

---

## ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

---

## AGENTS NOTE

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:-

They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

These particulars do not form part of any contract and must not be relied upon as statements or representation of fact.

All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

## A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS

 <p>Floor 0 Building 1</p>	 <p>Floor 1 Building 1</p>	 <p>Approximate total area* 102.27 m<sup>2</sup> 1104.64 ft<sup>2</sup></p> <p>(*) Excluding balconies and terraces</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS RMLIC standards.</small></p> <p>GRAFFI 360</p>
 <p>Floor 0 Building 2</p>		

