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**Limb**  
MOVING HOME



*65 Fairfield Avenue, Kirk Ella, East Yorkshire, HU10 7UQ*

📍 Bay Fronted Semi Detached House

📍 Popular Location

📍 Extended Accommodation

📍 Council Tax Band = C

📍 3 Bedrooms

📍 Living Kitchen

📍 Attractive Garden

📍 Freehold/EPC = D

**£285,000**

## INTRODUCTION

Situated in the ever popular and very convenient Fairfield Avenue, is this traditional bay fronted semi detached house which has been extended to the rear. Providing a lovely range of accommodation, features include a lounge with deep bay window and an open plan living/dining/kitchen with doors out to the rear garden. There is also a W.C./utility. Upon the first floor are 3 bedrooms and a stylish bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. A side drive provides good parking and access to the garage. The rear garden is particularly attractive being of a good size and incorporating two large patio areas complimented by a lawned garden and mature borders.

## LOCATION

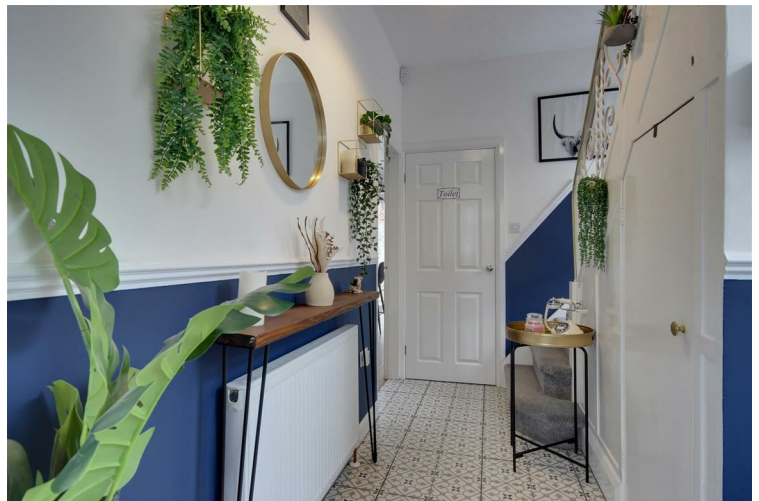
Fairfield Avenue is a popular residential area, situated off Beverley Road, Kirk Ella. To the west of Hull, Kirk Ella is one of the regions most sought after locations and a number of shops are to be found within the village centre with the surrounding area offering a more extensive range of shopping parks and supermarkets nearby. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton School catchment area with public schooling available at nearby Hesse Mount, Hull Collegiate or Hymers College. Good road connections lead to the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE HALL

A welcoming hallway with tiled floor and staircase leading up to the first floor with storage cupboard beneath.



### LOUNGE

17'2" x 13'9" approx (5.23m x 4.19m approx)  
Into bay window to front elevation. The chimney breast houses a feature fire surround with "living flame" gas fire.



## LIVING/DINING/KITCHEN

21'9" x 10'0" approx (6.63m x 3.05m approx)

Extending to 16'8" approx.. This extended open plan space lies to the rear of the property and provides ample area for kitchen and dining etc.. There is a range of shaker dual toned units and island with features including an integrated double oven, five ring induction hob, extractor hood, dishwasher, fridge freezer, one and a half sink and drainer with mixer tap. A window and double doors lie to the rear and a sky light allows light to flood in.





## DINING AREA



## UTILITY/W.C.

With low level W.C., wash hand basin, plumbing for automatic washing machine, tiling to floor, wall mounted gas fired central heating boiler.

## FIRST FLOOR

### LANDING

Window to side elevation.

### BEDROOM 1

12'0" x 10'6" approx (3.66m x 3.20m approx)

Window to front elevation.



## BEDROOM 2

10'6" x 9'7" approx (3.20m x 2.92m approx)  
Cupboard to corner, window to rear elevation.



## BEDROOM 3

9'0" x 6'5" approx (2.74m x 1.96m approx)  
Oriel style window to front elevation.



## BATHROOM

With suite comprising low level W.C., pedestal wash hand basin, panelled bath with shower over and screen, tiled surround and tiling to the floor, heated towel rail.



## OUTSIDE

A side drive provides good parking and access to the garage. The rear garden is particularly attractive being of a good size and incorporating two large patio areas complimented by a lawned garden and mature borders.



## REAR VIEW



## TENURE

Freehold

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

## *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.

## *VALUATION SERVICE*

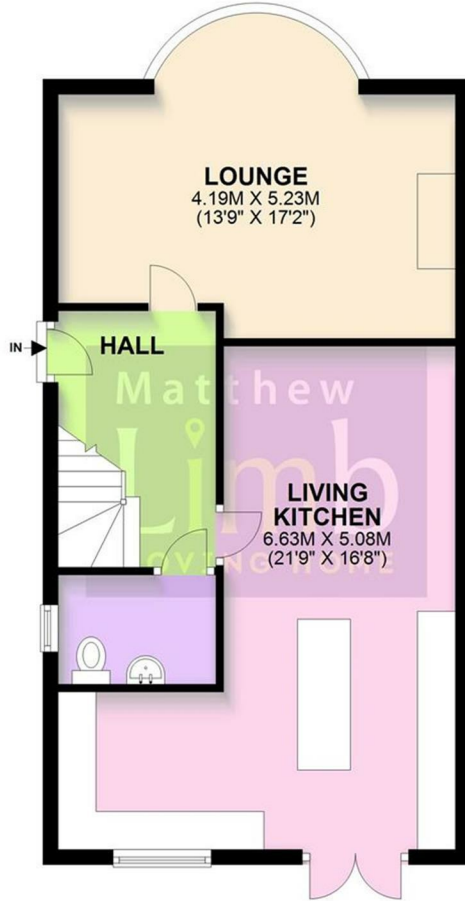
If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





## GROUND FLOOR

APPROX. 52.7 SQ. METRES (566.8 SQ. FEET)



## FIRST FLOOR

APPROX. 35.1 SQ. METRES (377.9 SQ. FEET)



TOTAL AREA: APPROX. 87.8 SQ. METRES (944.7 SQ. FEET)  
**65 FAIRFIELD AVENUE**

