

Whitakers

Estate Agents



18 Fairfield Avenue, Kirk Ella, HU10 7UH

Offers Over £330,000

Whitakers Estate Agents are pleased to introduce this immaculately presented three-bedroom semi-detached house with loft space which is established on a sought-after residential location within the Kirk Ella village. The property also enjoys close proximity to Willerby Square which hosts a number of local shops / shopping parks, eating / drinking outlets and other facilities whilst also being well connected with trade routes that lead to the Hull City centre and surrounding villages.

Briefly comprising recess porch that opens to the hallway, dining room with large store, lounge with bay window to the front aspect and open plan kitchen / breakfast area to the ground floor, the first floor sports a landing space which leads to the master bedroom with en-suite shower room, two further double bedrooms and a bathroom suite furnished with a four-piece suite. A spiral staircase in the master bedroom provides access to the loft space which could be used as an additional room.

Externally to the front of the property there is a block paved driveway and garden providing ample off-street parking. A path to the side of the property leads to the large south facing rear garden. The rear garden is lawned with a large paved patio, perfect for entertaining, and fencing to the surround.

Taken together, the accommodation on offer is ideal for the growing family seeking to reside within the catchment area of reputable provincial schools and take advantage of local entertainment including the Haltemprice leisure centre, accompanying park and playing fields.

The Accommodation Comprises

Ground Floor

Recess Porch

Upvc double glazed entrance door leading to:

Hallway



Upvc double glazed windows, gas central heating radiator, coved ceiling, dado rail, laminate flooring, under stairs storage cupboard and staircase to the landing.

Lounge 17'2" x 11'0" maximum (5.25m x 3.36m maximum)



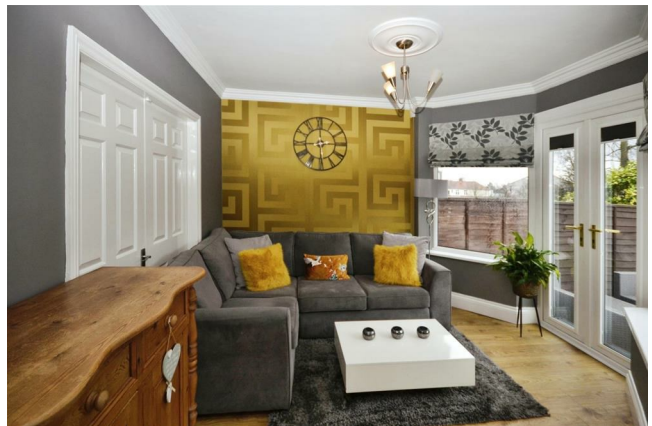
Upvc double glazed bay window, gas central heating radiator,

Dining Room 11'7" x 7'9" maximum (3.54m x 2.37m maximum)



Upvc double glazed window, gas central heating radiator and a store room housing the gas central heating boiler.

Breakfast Room 11'7" x 11'1" maximum (3.54m x 3.40m maximum)



Upvc double glazed bay window with double doors leading to the gardens, laminate flooring, coved ceiling with a ceiling rose. Open plan to:

Kitchen 14'9" x 10'2" maximum (4.52m x 3.12m maximum)



Two Upvc double glazed windows and the rear entrance door, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops, breakfast bar and tiled splash backs, colour coded single drainer sink unit with a mixer tap, split level double oven and a gas hob with a cooker hood over, coved ceiling and laminate flooring.

First Floor

Landing

Coved ceiling. Leads to:

Master Bedroom 14'10" x 11'0" maximum (4.53m x 3.36m maximum)



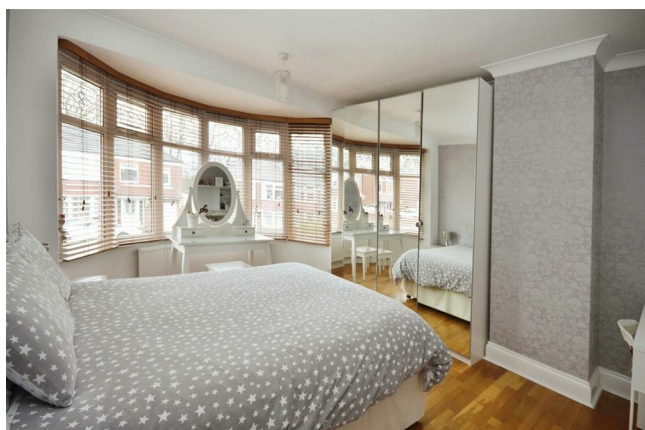
Upvc double glazed bay window, twin gas central heating radiators, fitted bedroom furniture, coved ceiling, picture rail and a wrought iron spiral staircase leading to the loft space.

Master Bedroom En-Suite



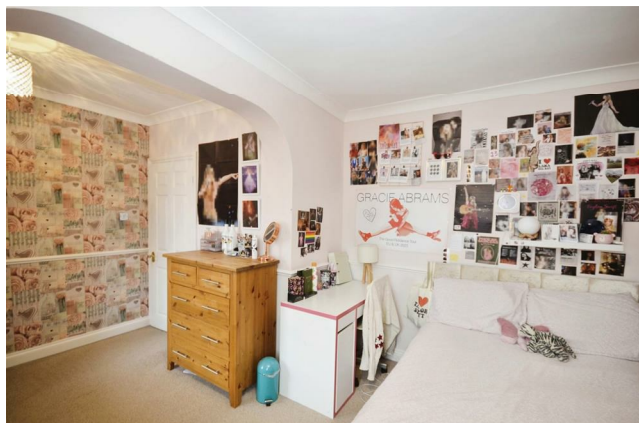
Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, coved ceiling, extractor fan and laminate flooring.

Bedroom Two 14'3" x 11'0" maximum (4.36m x 3.36m maximum)



Upvc double glazed bay window, gas central heating radiator, coved ceiling and laminate flooring.

Bedroom Three 14'10" x 10'4" maximum (4.53m x 3.15m maximum)



Twin Upvc double glazed windows and gas central heating radiators, coved ceiling and a dado rail.

Bathroom



Upvc double glazed window, towel rail gas central heating radiator, fully tiled and fitted with a four piece suite comprising panelled bath, shower cubicle, pedestal wash basin and a low flush WC, tiled flooring, coved ceiling with down lighters and a storage cupboard housing the hot water cylinder.

Loft Space 11'3" x 10'2" maximum (3.45m x 3.12m maximum)

Loft type window and access to the eaves.

External



To the front of the property there is a block paved driveway and garden providing ample off street parking. A path to the side of the property leads to the large south facing rear garden. The rear garden is lawned with a large paved patio, perfect for entertaining, and fencing to the surround.

Tenure

The property is held under Freehold tenureship.

Council Tax Band

Council Tax band - D

Local Authority - East Riding Of Yorkshire

EPC Rating

EPC rating - TBC

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Basic 18 Mbps / Ultrafast 1000 Mbps

Coastal Erosion - No

Coalfield or Mining Area - No

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.

Whitakers Estate Agent Declaration

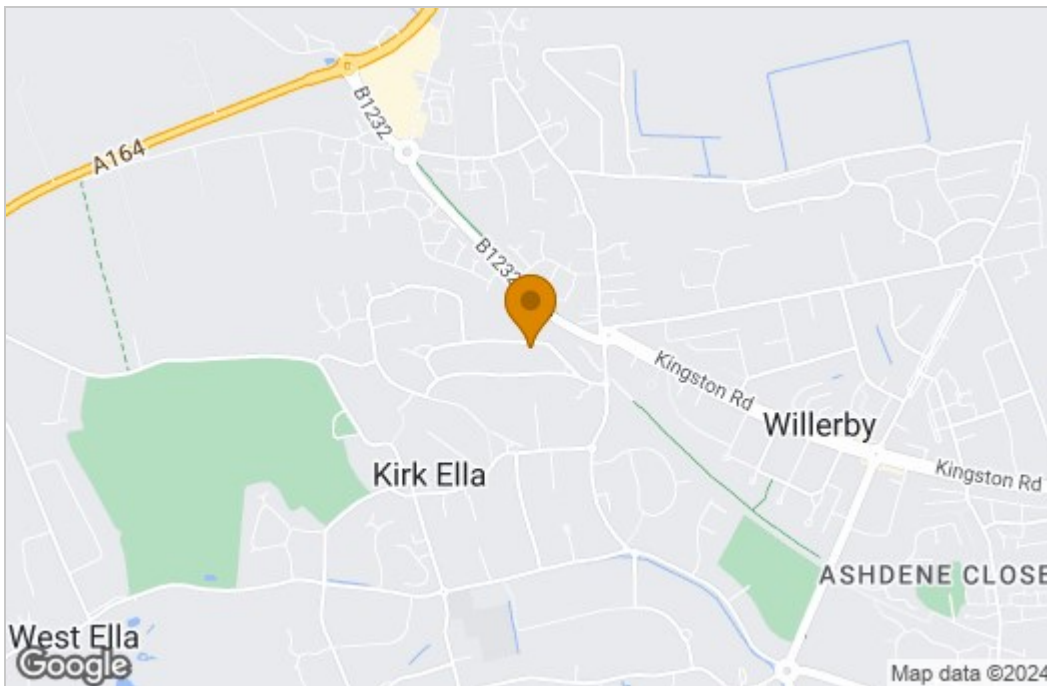
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Floor Plan

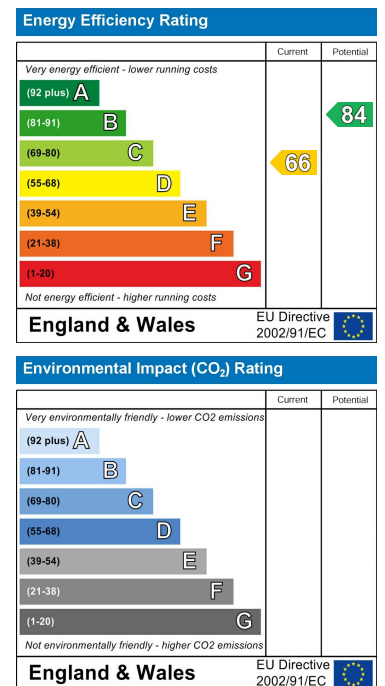


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.