

Whitakers

Estate Agents



95 Fairfield Avenue, Hull, HU10 7UN

£275,000

Whitakers Estate Agents are pleased to introduce this well-presented family home situated within the Kirk Ella village and well serviced by an abundance of local amenities, transport links and leisure facilities.

The ground level of the accommodation briefly comprises entrance hall, bay fronted lounge and open plan kitchen / diner with spacious conservatory off. A fixed staircase ascends to the first floor landing with access to the loft hatch, two double bedrooms, a good third bedroom and a bathroom furnished with a three-piece suite.

Externally to the front of the property there is a low maintenance garden with a lawned area and side drive that accommodates off-street parking for multiple cars and leads to the detached brick-built garage.

A gate opens to the rear garden : mainly low maintenance in design being neatly block paved, but also enjoying a section that is laid to lawn with well stocked borders and enclosed to the boundary by wooden fencing and hedging. The residence also benefits from having a wooden entertainment room with an outside tap.

An internal inspection is recommended to truly appreciate the accommodation on offer.

The accommodation comprises

Front external

Externally to the front of the property there is a low maintenance garden with a lawned section and side drive that accommodates off-street parking for multiple cars and leads to the detached brick-built garage.

Ground floor

Entrance hall



Wooden single glazed entrance door with side window, central heating radiator, under stairs storage cupboard and tiled flooring.

Lounge 14'6" x 12'9" (4.44 x 3.91)

UPVC double glazed bay window, central heating radiator, gas fireplace with marbled inset /hearth and decorative wooden surround and wooden flooring.

Kitchen / dining room 13'1" x 18'3" (4.00 x 5.58)



UPVC double glazed window, central heating radiator, laminate flooring and fitted with a range of floor and eye level units, contemporary worktop with splashback tiles above, sink with mixer tap, provision for a gas cooker with extractor hood above and plumbing for a washing machine and dishwasher.

Conservatory 12'4" x 8'6" (3.78 x 2.60)



UPVC double glazed throughout with French doors to the rear garden and laminate flooring.

First floor

Landing

With access to the loft hatch, UPVC double glazed window, built in storage cupboard and carpeted flooring. Leading to:

Bedroom one 16'3" x 12'0" (4.96 x 3.67)



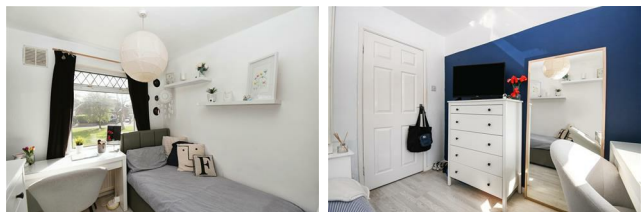
UPVC double glazed bay window, central heating radiator and laminate flooring.

Bedroom two 12'0" x 12'0" (3.68 x 3.68)



UPVC double glazed bay window, central heating radiator and laminate flooring.

Bedroom three 9'4" x 7'11" (2.87 x 2.42)



UPVC double glazed window, central heating radiator and laminate flooring.

Bathroom



UPVC double glazed window, central heating radiator, fully tiled and furnished with a three piece suite comprising panelled bath with dual

taps and mixer / waterfall shower, pedestal sink with mixer tap and low flush W.C.

Rear external



The rear garden is mainly low maintenance in design being neatly block paved, but also enjoys a section that is laid to lawn with well stocked borders and enclosed to the boundary by wooden fencing and hedging. The residence also benefits from having a wooden entertainment room with an outside tap.

Key features



Three bedroom semi-detached family home with generously sized gardens
No onward chain
Kirk Ella village location
Off-street parking
Ample living space across both floors

Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number - KIK116095000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction - Standard

Conservation Area - No

Flood Risk - No risk

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

Broadband -Basic 20 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.

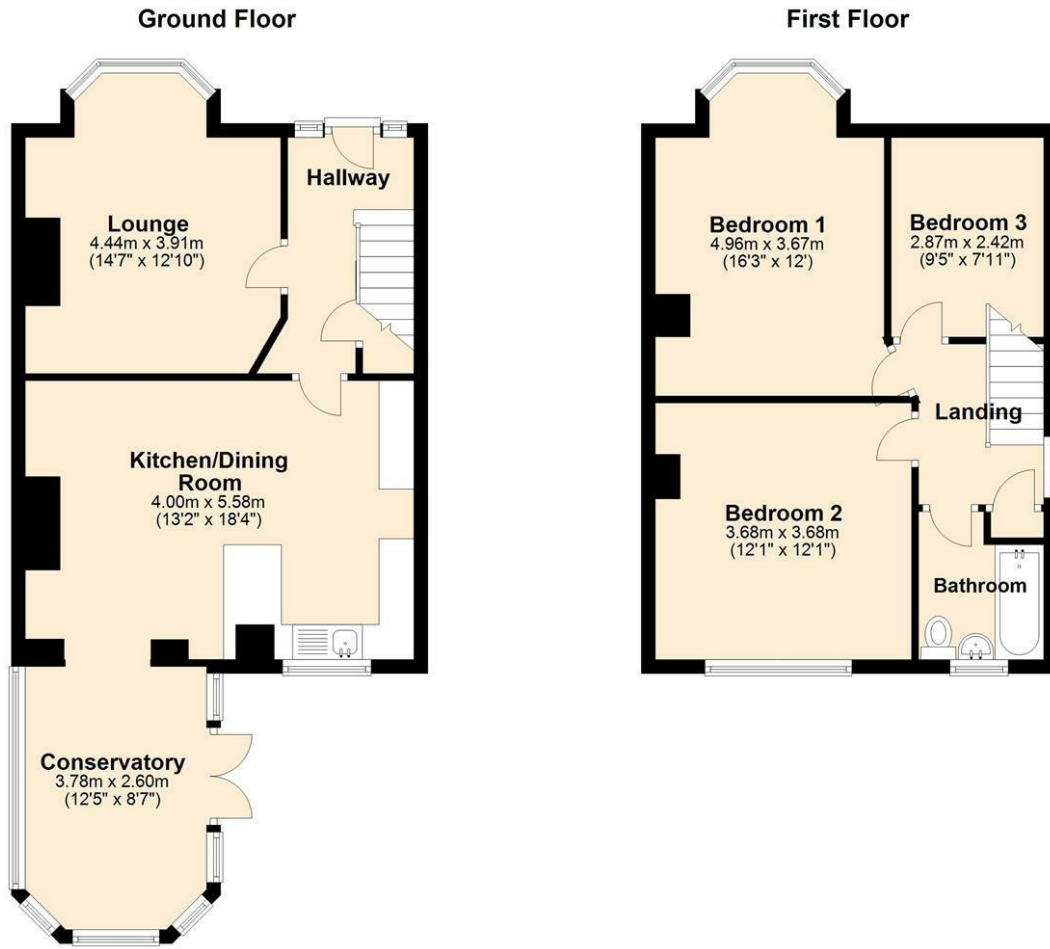
Free Market Appraisals / Valuations

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

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

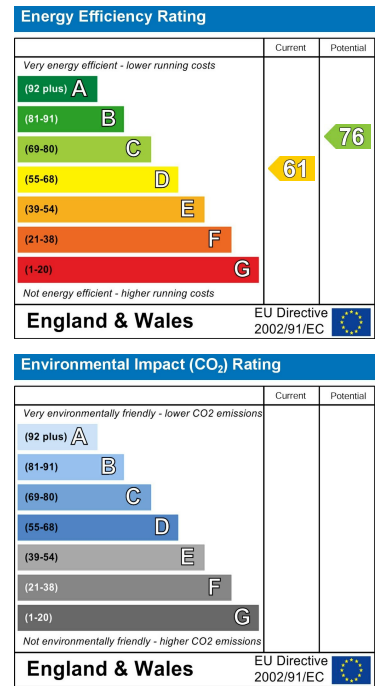


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

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.