



SYMONDS + GREENHAM

Estate and Letting Agents



76 Fairfax Avenue, Hull, HU5 4RD **Offers over £154,950**

Welcome to this charming terraced home located on Fairfax Avenue in Hull. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room.

The house features a well-maintained shower room, ensuring your comfort and convenience. Parking is made easy with space for one vehicle to the rear, and the added bonus of a detached garage.

One of the standout features of this property is the potential it holds. Whether you're looking to add your personal touch to the decor or expand the living space, this house offers endless possibilities to make it your own.

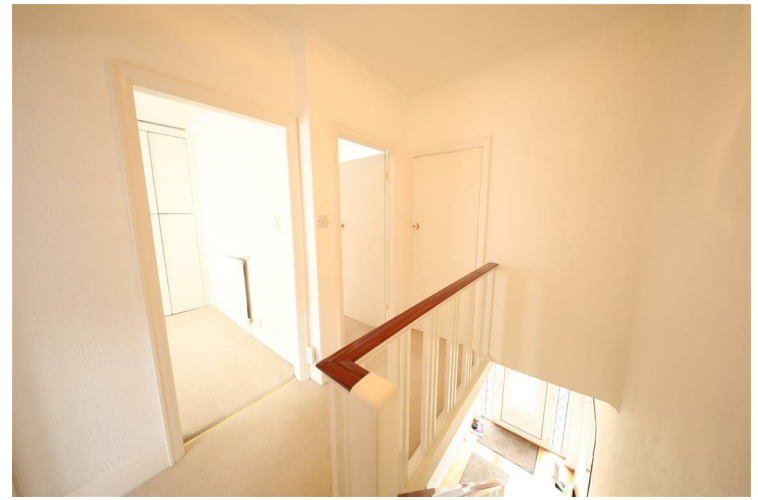
Situated in a desirable location, this home is ideal for those seeking a peaceful neighbourhood with easy access to local amenities. With no onward chain, the process of making this house your home is made even smoother.

Don't miss out on the opportunity to own this lovely property that is not only well-maintained but also brimming with potential. Contact us today to arrange a viewing and take the first step towards making this house your dream home.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor



BEDROOM 1

11'0 x 10'7 max (3.35m x 3.23m max)

A brilliant bedroom with built in wardrobes.

LIVING ROOM

11'6 x 10'3 max (3.51m x 3.12m max)

A wonderful family room with excellent natural light and an electric fire place.



BEDROOM 2

10'7 x 10'8 max (3.23m x 3.25m max)

Another fantastic bedroom.

DINING ROOM

16'6 x 15'7 max (5.03m x 4.75m max)

Another wonderful family space.



BEDROOM 3

6'9 x 6'11 max (2.06m x 2.11m max)

KITCHEN

14'1 x 6'9 max (4.29m x 2.06m max)

With a range of eye level and base level units and complimenting work surfaces, ceramic sink and drainer unit, plumbing for washing machine, space for tumble dryer, space for fridge freezer and door to the rear garden



SHOWER ROOM

A modern shower room with a low level WC, a hand basin and a walk in shower.



FIRST FLOOR

LANDING



OUTSIDE

The property has a wonderful rear garden that is laid to block paved patio with a garage found at the bottom.



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold.

COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

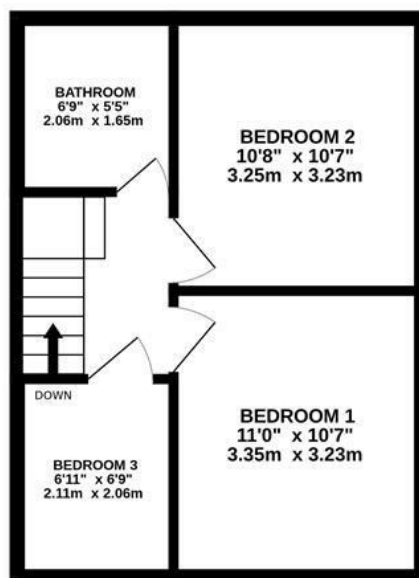
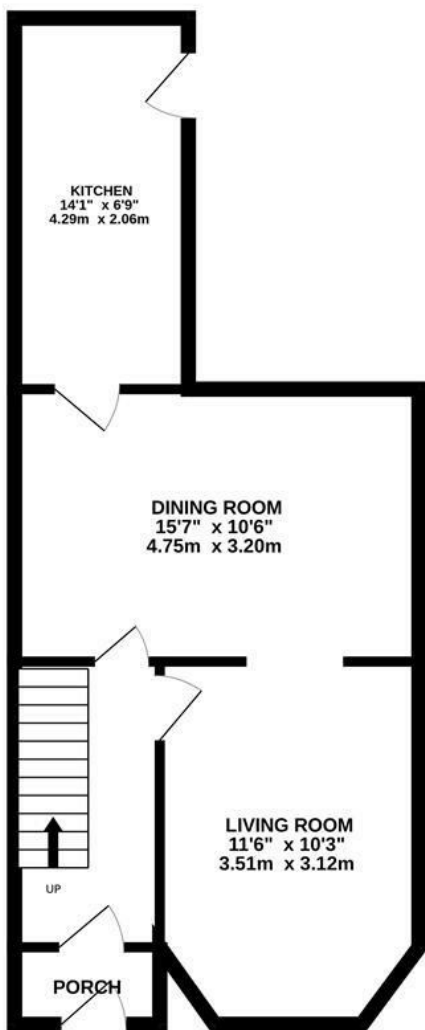
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

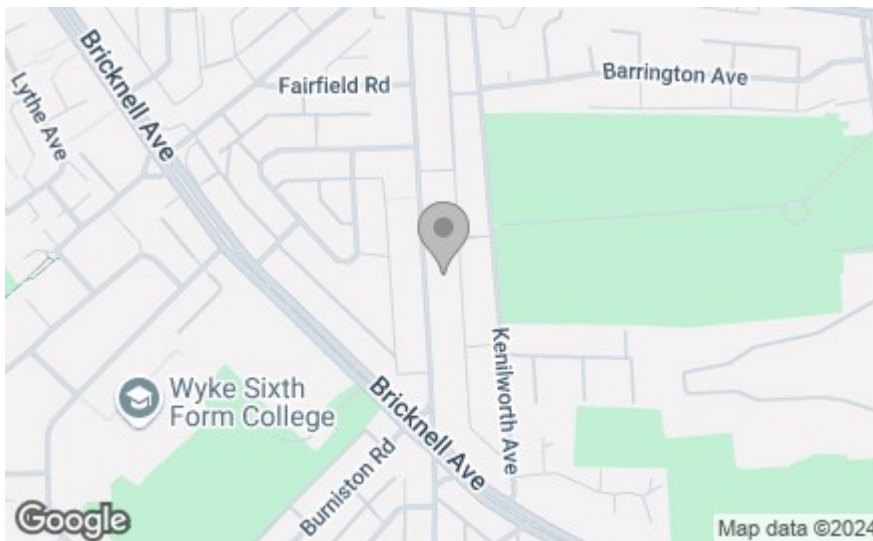
GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
	86
60	

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ emissions

England & Wales EU Directive 2002/91/EC