



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **172 Fairfax Avenue, Hull, HU5 4RA**

### **£210,000**

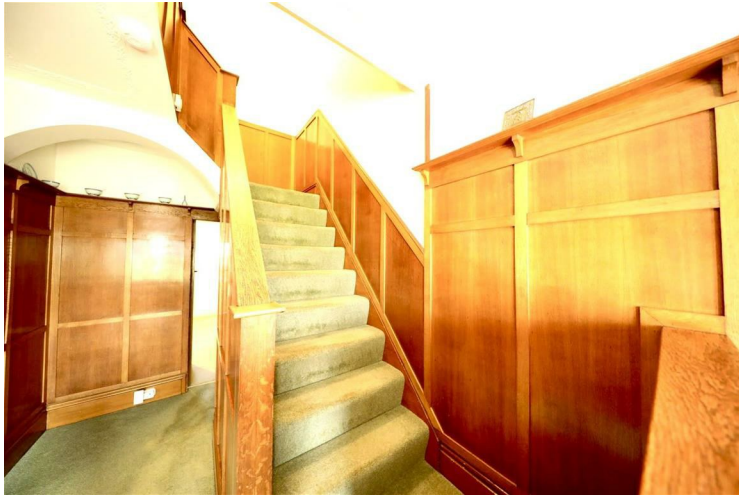
**OUTSTANDING THREE BED SEMI - LARGE LIVING SPACE - SUBLIME REAR GARDEN - OFF STREET PARKING**

Located in the sought-after Fairfax Avenue in Hull, this outstanding three-bedroom semi-detached home is a true gem waiting to be discovered. Boasting two spacious reception rooms, perfect for entertaining guests or simply unwinding after a long day, this property offers a comfortable and inviting living space. The well-appointed kitchen is ideal for whipping up delicious meals, while the separate dining room provides a lovely setting for family dinners. Upstairs, you'll find three cosy bedrooms, offering plenty of space for relaxation and personalisation. The family bathroom, complete with a separate WC, ensures convenience for the whole household. Outside, the property truly shines with its ample parking space for multiple vehicles, a convenient garage, and a generously sized rear garden, perfect for enjoying the outdoors or hosting summer gatherings. Conveniently located near a variety of amenities including shops, supermarkets, cafes, bars, and restaurants, as well as reputable schools and excellent transport links, this home offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this charming semi-detached house your own and enjoy the best of what Hull has to offer.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### HALLWAY



### LIVING ROOM

18'0 x 12'0 max (5.49m x 3.66m max)

A wonderful family room with excellent natural light.



### DINING ROOM

19'0 x 9'0 max (5.79m x 2.74m max)

Another wonderful family space.



### KITCHEN

11'0 x 9'1 max (3.35m x 2.77m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, plumbing for a washing machine, an integrated oven with a gas hob and space for a fridge freezer.



## FIRST FLOOR

### BEDROOM 1

13'0 x 11'0 max (3.96m x 3.35m max)

A brilliant main bedroom with plenty of space for storage due to inbuilt wardrobes.



### BEDROOM 2

15'0 x 10'0 max (4.57m x 3.05m max)

Another excellent bedroom benefitting from a wonderful view of the garden and eaves storage.



### BEDROOM 3

8'0 x 7'0 max (2.44m x 2.13m max)



### BATHROOM

With a hand basin and a panelled bath.



### WC

With a low level WC.



### OUTSIDE

The property benefits from a wonderful drive with space for multiple vehicles, a garage and a lovely rear garden that is laid to lawn.



### CENTRAL HEATING

The property has the benefit of gas central heating with a boiler fitted last year.

### DOUBLE GLAZING

The property has the benefit of double glazing.

### COUNCIL TAX

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

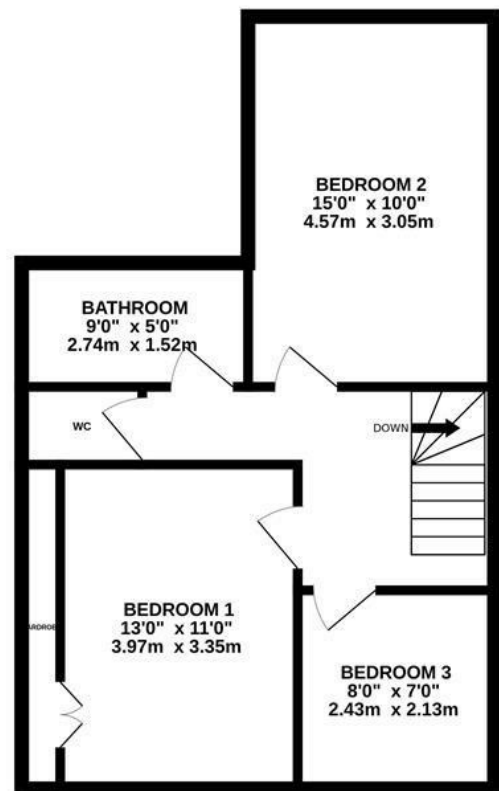
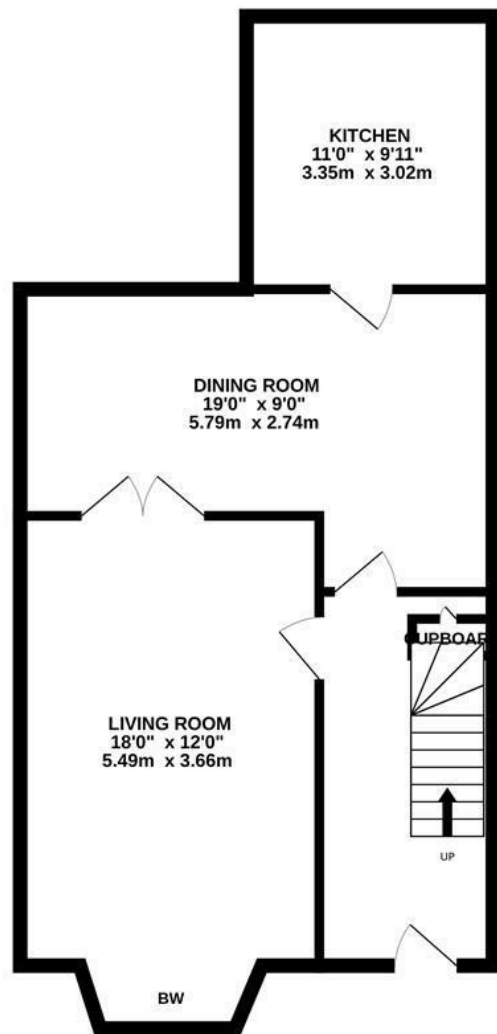
### TENURE

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

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWING

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



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

