



SYMONDS + GREENHAM

Estate and Letting Agents



7 Fairfax Avenue, Hull, East Yorkshire HU5 4QL

£165,000

THREE-BED END TERRACE HOME - AVAILABLE WITH NO CHAIN - TWO RECEPTION ROOMS + FUNCTIONAL KITCHEN - THREE WELL-PROPORTIONED BEDROOMS + FAMILY BATHROOM
REAR GARDEN & GARAGE - PRIME LOCATION CLOSE TO SHOPS, SCHOOLS & TRANSPORT LINKS - IDEAL PROJECT WITH POTENTIAL TO MODERNISE

Nestled on the well-connected Fairfax Avenue in Hull, this charming end-terrace home presents an excellent opportunity for first time buyers or investors and those looking to create their ideal home. Boasting three spacious bedrooms and two inviting reception rooms, this property is well-presented yet offers the potential for modernisation to truly make it your own.

The house features a practical layout, with a solid structure that is ready for your personal touch. While it is currently ready to move into condition, the interior would benefit from some cosmetic enhancements, allowing you to add value and tailor the space to your preferences. The property also includes a bathroom and garage, making it a convenient choice for families or professionals.

Situated in a residential area, this home is ideally located for easy access to the University of Hull, local amenities, and various bus routes, ensuring that you are well-connected to the wider city. The surrounding neighbourhood offers a friendly community atmosphere, perfect for those seeking a welcoming environment.

With its freehold tenure and strong potential for capital uplift, this three-bedroom end-terraced house on Fairfax Avenue is a promising investment opportunity. Whether you are looking to renovate and resell or create a comfortable family home, this property is worth considering. Don't miss the chance to explore the possibilities that await in this delightful Hull residence.

CENTRAL HEATING

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

COUNCIL TAX BAND

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

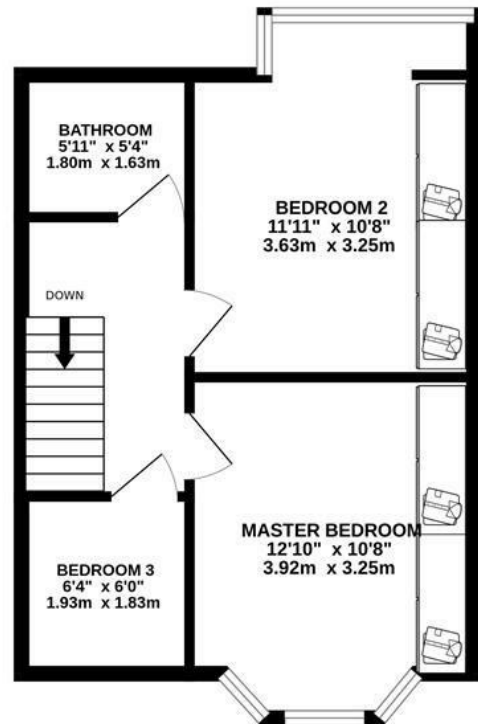
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

