



SYMONDS + GREENHAM

Estate and Letting Agents



135 Fairfax Avenue, Hull, HU5 4QZ

£275,000

FOUR-BED SEMI-DETACHED FAMILY HOME - PRIME FAIRFAX AVENUE LOCATION - TWO SPACIOUS RECEPTION ROOMS - WELL-KEPT KITCHEN & GARDEN - DRIVEWAY & GARAGE PARKING - CLOSE TO SCHOOLS, SHOPS & TRANSPORT LINKS - GREAT POTENTIAL TO MODERNISE

Nestled on the highly sought-after Fairfax Avenue in Hull, this charming four-bedroom semi-detached house offers an exceptional opportunity for families in search of a spacious and well-located home. The property is conveniently situated within walking distance of local shops and reputable schools, making it an ideal choice for those with children.

Upon entering, you are welcomed by a bright and inviting hallway that leads to two generous reception rooms, providing ample space for both relaxation and entertaining guests. The functional and well-maintained kitchen offers a delightful view of the beautifully kept rear garden, which is perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Upstairs, you will discover four spacious bedrooms, each filled with natural light and offering potential for personalisation to suit your family's needs. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of access for everyone.

While the property has been lovingly cared for by its current owners, it presents an exciting opportunity for modernisation, allowing new owners to infuse their own style and preferences into the home. Additionally, the property boasts ample parking with a driveway and a garage, a rare find in this desirable area.

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 "C"

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

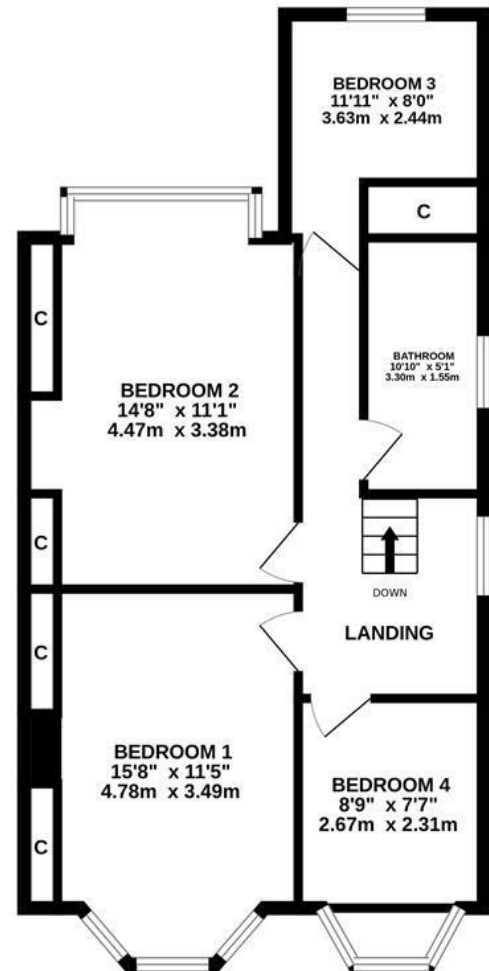
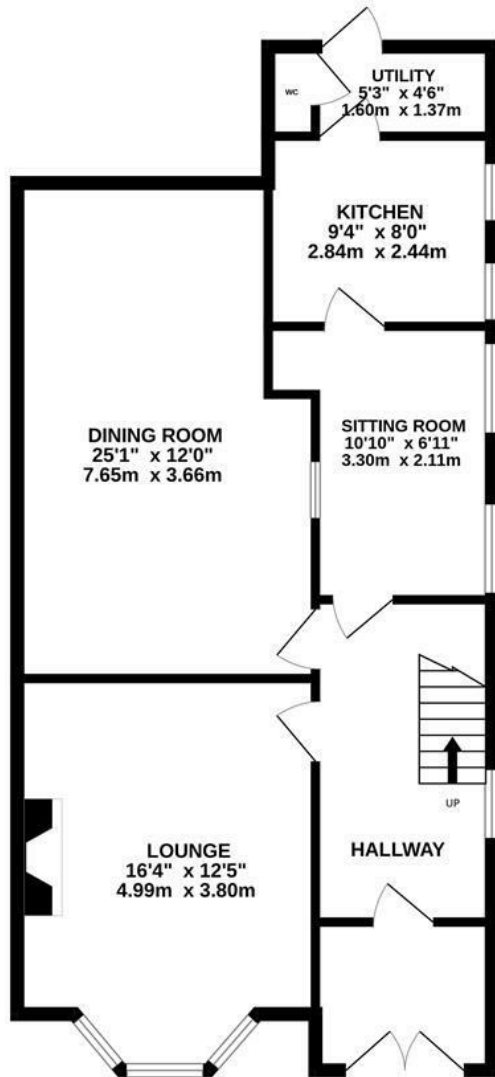
The property has the benefit of double glazing.

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.



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	63	82

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		