



Fairfax Avenue Hull, HU5 4RD

- ** No Chain **
- Popular Location
- Walking Distance to Hull University
- Three Bedrooms
- Great Schools Nearby
- Good Sized Garden with Rear Access

ASKING PRICE £155,000





Located on the ever-popular Fairfax Avenue, this spacious three-bedroom terraced house offers well-maintained accommodation that's ready to move into. With a traditional layout and generously sized rooms, it's an ideal home for families, first-time buyers, or landlords.

The ground floor comprises of a great sized open plan lounge and dining area, with French doors leading out to the garden and doorway to the kitchen. The first floor consists of three bedrooms and modern bathroom. The lounge and the front main bedroom both benefit from wonderful large bay windows allowing the natural light to flood into the property.

The property benefits from close proximity to well-regarded local schools and colleges including Bricknell Primary School, Kelvin Hall Secondary School, and Wyke Sixth Form College. As well as being within walking distance to the distinguished Hull University.

There are excellent transport links and a wide range of shops, cafes, and amenities nearby.



Entrance Hall

With carpet flooring, door leading to the dining room and stairs leading to the first floor

Lounge

Spacious lounge, open to the dining area, with bay uPVC window, radiator, gas fire and carpet flooring

Dining Room

Dining area open to the lounge with french uPVC doors leading to the garden, carpet flooring, radiator and door leading to the kitchen

Kitchen

Recently fitted kitchen with a range of eye level and base level units with complementing work surfaces, space for appliances, stainless steel sink and draining unit, uPVC window tiled flooring and door to the rear garden

Bedroom 1

10'0" x 13'8"

Spacious bedroom with radiator, built in wardrobe, bay uPVC window and carpet flooring

Bedroom 2

9'3" x 10'11"

Spacious bedroom with radiator, built in wardrobe, uPVC window and carpet flooring

Bedroom 3

6'2" x 7'0"

With radiator and uPVC window

Bathroom

6'9" x 5'8"

Spacious bathroom, part tiled walls, with low level W/C, sink with vanity, radiator, uPVC window, vinyl flooring and bath with overhead shower attachment and shower screen

Rear Garden

Good size garden with a decked area and fence boundary. Vehicle access and parking is possible to the rear of the property via tenfoot.

Additional Information

- Tenure type - Freehold
- Local Authority - Hull City Council
- Council tax band - B
- Energy performance certificate rating (EPC) - D
- Services - Mains water, electricity, gas and drainage are connected to the property

Disclaimer

These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract and are not to be relied upon as statements of representation or fact. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Any contents shown in the images contained within these particulars will not be included in the sale unless otherwise stated or following individual negotiations with the vendor. Hanbeck Estate Agents have not tested any apparatus, equipment, fixtures or services, so cannot confirm that they are in working order and the property is sold on this basis.

Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Free Valuation

Thinking of selling or letting?

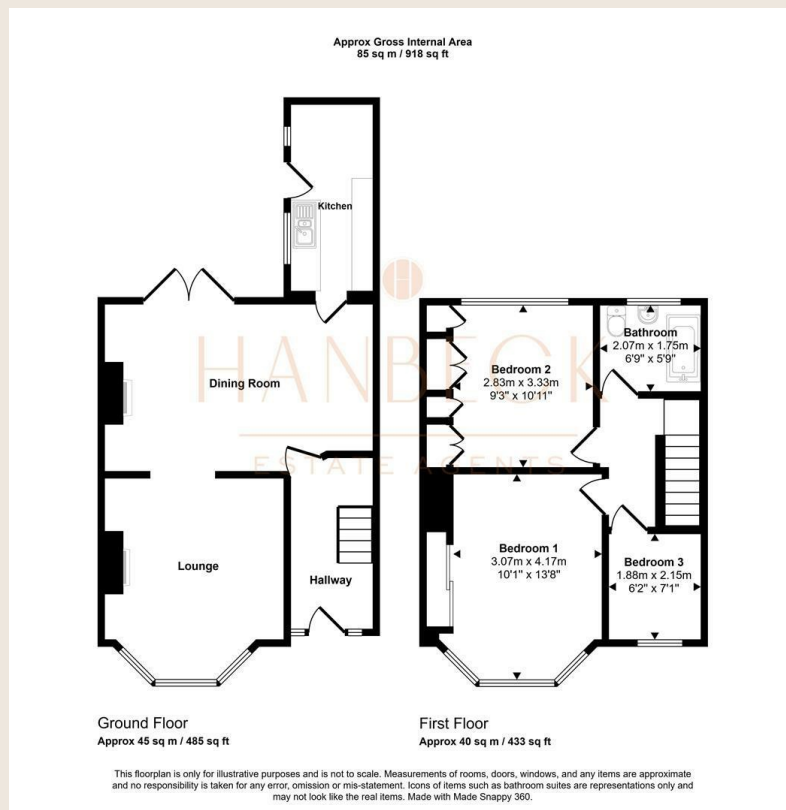
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Mortgages

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Local Authority **Hull City Council**
Council Tax Band **B**
EPC Rating **D**



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