



**Fairfax Avenue, Hull HU5 4QN**

**welcome to**

**Fairfax Avenue, Hull**

Situated in this ever popular location, this property is close to local schools and amenities.





### Entrance Hall

With stairs leading to the upper floor, a radiator, picture rail, double glazed windows to the front and a double glazed door to the front.

### Lounge

13' 6" Into bay x 11' 1" Max ( 4.11m Into bay x 3.38m Max )  
With a feature gas fire, a radiator and a double glazed bay window to the front.

### Dining Room

16' 10" Max x 10' 2" Max ( 5.13m Max x 3.10m Max )  
With a feature gas fire place, under stairs storage cupboard, alcove storage cupboard, a radiator and sliding patio doors to the rear.

### Kitchen

13' 4" x 6' 11" ( 4.06m x 2.11m )  
With a fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, a gas hob, electric oven, cooker hood, a fridge freezer, a automatic washing machine, a wall mounted multi point boiler for instant hot water, a radiator, a double glazed window to the side and rear and a door to the side.

### Bedroom 1

13' 4" into bay x 9' 6" to cupboard ( 4.06m into bay x 2.90m to cupboard )  
With fitted wardrobes, a radiator and a double glazed bay window to the front.

### Bedroom 2

10' 6" Max x 10' 8" Max ( 3.20m Max x 3.25m Max )  
With a alcove cupboard, a boiler, a radiator and a double glazed window to the rear.

### Bedroom 3

7' 5" x 5' 9" ( 2.26m x 1.75m )  
With a radiator, picture rail and a double glazed window to the front.

### Bathroom

With a W/C, pedestal wash hand basin, bath with mixer taps and a electric shower over, a ladder radiator, access to the loft and a double glazed window to the rear.

### Front Garden

A low maintenance garden with a wall and wrought iron gate surround, path and gravel area

### Rear Garden

With a timber fence surround and gate leading to the tenfoot, path, paved patio area, lawn and flower borders.



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## **Fairfax Avenue, Hull**

- No Chain!
- Vacant possession
- Highly sought after location
- Beautiful rear garden
- 

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: B

### **directions to this property:**

See below map for property location, for more information of the local area please contact the residential sales team on: 01482 447748.

offers in the region of

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA119570 - 0004

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