



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.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

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

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain!
- Vacant possession

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

guide price

£115,000

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.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119570 - 0008

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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