

Whitakers

Estate Agents



146 Fairfax Avenue, Hull, HU5 4RA

£285,000

£10,000 Allowance Towards Deposit subject to terms and conditions

Ready to move into condition, This semi detached property has a bright and spacious family area downstairs, boasting lounge, a separate modern dining kitchen with an additional open plan sun lounge family room, with the extra added benefit of the utility room.

First floor boast four bedrooms and family bathroom making this property ideal having plenty of space for the family to enjoy. The property also has a good sized rear enclosed garden with patio area, with a sought after large drive way for multiple car parking. Located in a popular residential area, with the catchment areas for several schools and college, along with great transport links.

The Accommodation Comprises



Recess Porch

UPVC double glazed entrance door leads to;

Hallway

Twin UPVC double glazed windows, gas central heating radiator, under stairs storage cupboard and a staircase leading to the first floor landing.

Lounge 14'1" x 12'4" max (4.30 x 3.78 max)



Large UPVC double glazed bay window to the front elevation, gas central heating radiator and a coved ceiling.

Dining Area 12'0" x 11'2" max (3.68 x 3.42 max)



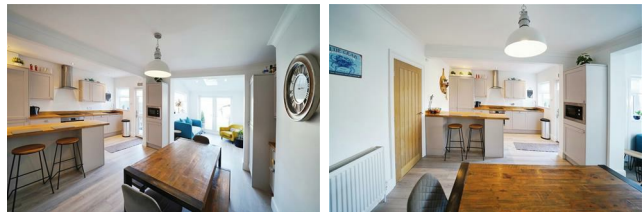
Forming part of a living dining kitchen with a gas central heating radiator, coved ceiling, laminate flooring and fitted units. Open plan to;

Sun Lounge 8'9" x 8'9" max (2.68 x 2.67 max)



UPVC double glazed window and double doors leading to the gardens, skylight window, gas central heating radiator and pre wired for a wall mounted TV.

Kitchen 12'1" x 7'1" max (3.70 x 2.16 max)



UPVC double glazed entrance door and window. Fitted with a range of base, wall and drawer units with fitted worktops and tiled splash backs, a stainless steel single drainer sink unit and integrated fridge freezer.

Utility/W.C



UPVC double glazed window, gas central heating radiator, a low flush W.C, fitted units with fitted worktops over, a single drainer sink unit, plumbing for an automatic washing machine and dishwasher.

First Floor Landing

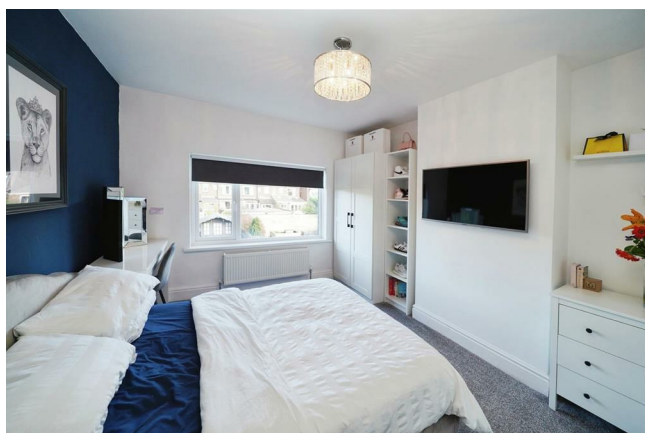
Leading to all bedrooms and family bathroom.

Bedroom One 14'4" x 11'6" max (4.38 x 3.52 max)



UPVC double glazed bay window to the front elevation, gas central heating radiator and a coved ceiling.

Bedroom Two 12'3" x 11'1" max (3.74 x 3.38 max)



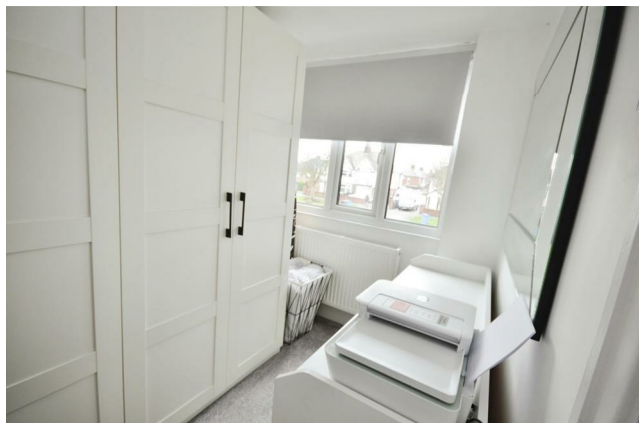
UPVC double glazed window to the rear elevation and a gas central heating radiator.

Bedroom Three 10'0" x 7'4" max (3.06 x 2.26 max)



UPVC double glazed window to the rear elevation, gas central heating radiator and access to the loft space with a pull down loft ladder.

Bedroom Four 8'10" x 5'10" max (2.70 x 1.80 max)



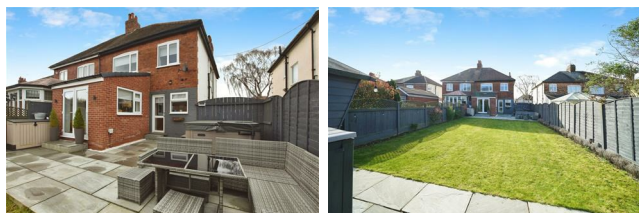
UPVC double glazed window to the front elevation and a gas central heating radiator.

Bathroom



Two UPVC double glazed windows to the side elevation, towel rail gas central heating radiator, down lighters and an extractor fan. Fully tiled and fitted with a three piece suite comprising; panelled bath with a mixer shower over and shower screen, vanity wash basin and a low flush W.C.

Gardens



To the front of the property there is a large gravelled garden and driveway providing ample off street parking. At the rear of the property there is a good sized lawned garden with fencing to the surround and paved patio areas.

Tenure

The property is freehold.

Council Tax
Council Tax Band C- Hull City Council

Material Information

Construction- Standard
Conservation Area - No
Flood Risk - Low
Mobile Coverage / Signal - EE/ Vodafone / Three / O2
Broadband - Basic 2 Mbps / Ultrafast 1000 Mbps
Coastal Erosion - N/A
Coalfield or Mining Area - N/A

Additional products and services

Whitakers Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Disclaimer

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Other services

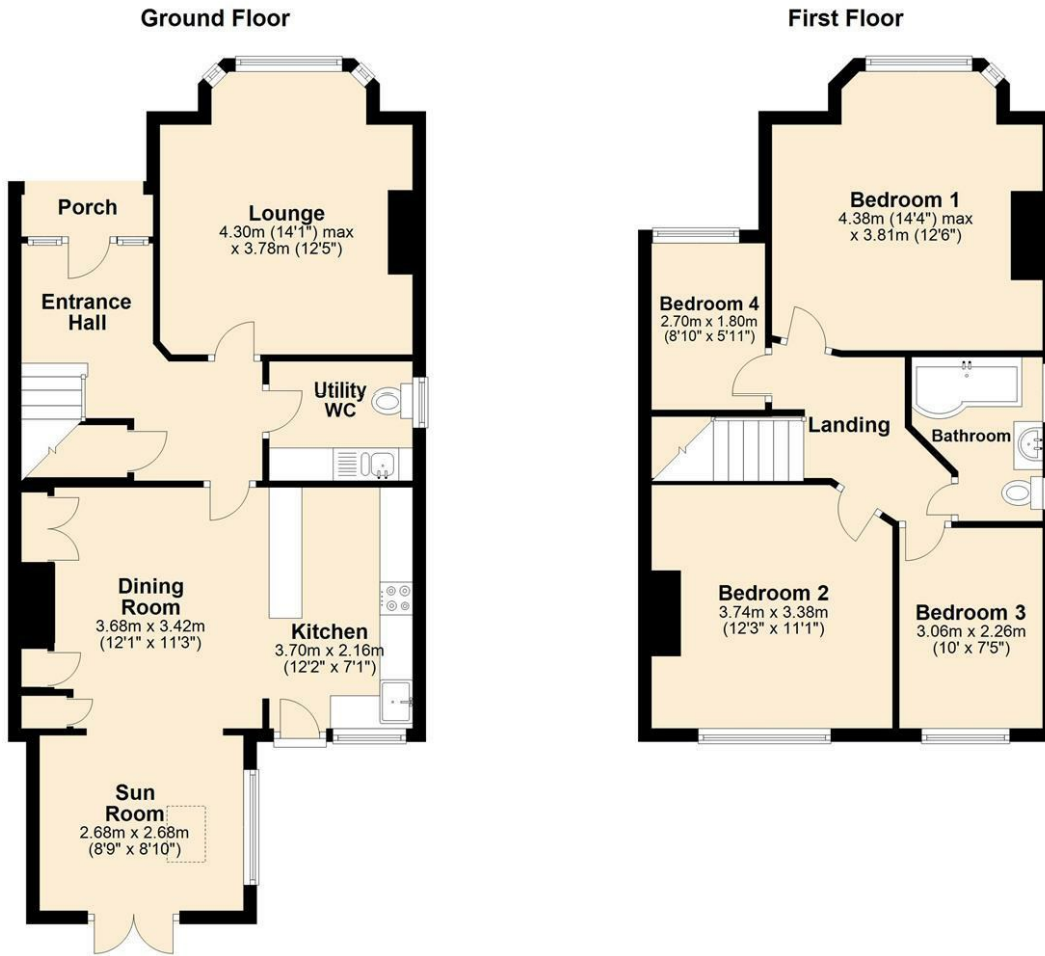
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Sales valuations

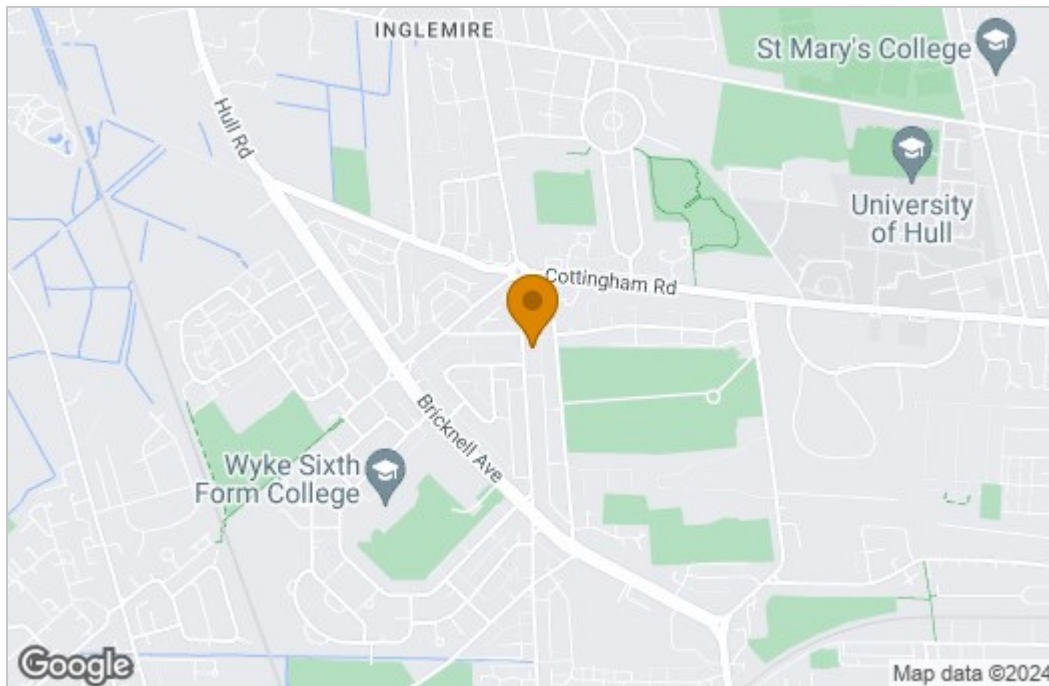
We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Floor Plan

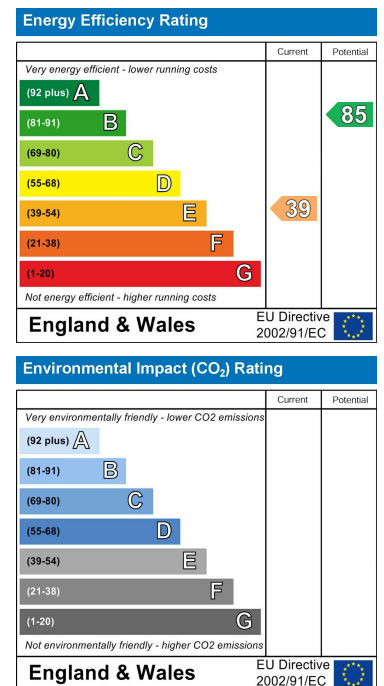


Please note floorplans are for guidance only and are intended to give a general impression of the property. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.