



**Fairfield Avenue, Kirk Ella, Hull, HU10 7UQ**

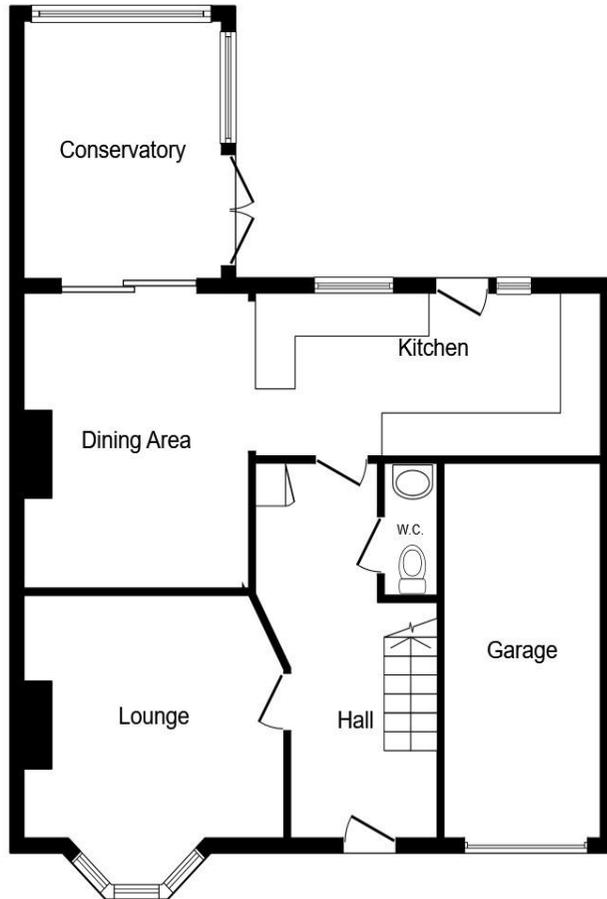


**Welcome to**

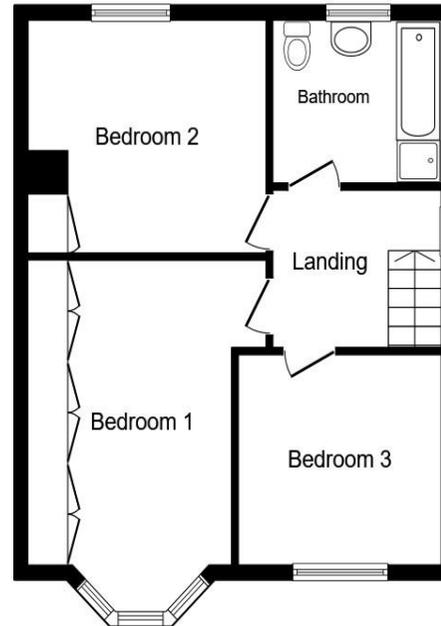
**Fairfield Avenue, Kirk Ella, Hull**

Three-bedroom semi-detached family home on Fairfield Avenue, offering spacious accommodation together with a garden and off-street parking.





**Ground Floor**



**First Floor**

Total floor area 126.4 m<sup>2</sup> (1,360 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**Entrance Hall**

**Wc**

**Lounge**

14' 5" into bay x 12' 7" max ( 4.39m into bay x 3.84m max )

**Kitchen / Diner**

28' 6" extending to 10' 3" x 13' 4" ( 8.69m extending to 3.12m x 4.06m )

**Conservatory**

12' 9" x 10' 2" ( 3.89m x 3.10m )

**Landing**

**Bedroom 1**

10' 1" to rear of wardrobe x 15' 9" into bay ( 3.07m to rear of wardrobe x 4.80m into bay )

**Bedroom 2**

12' x 11' 8" ( 3.66m x 3.56m )

**Bedroom 3**

9' 5" x 7' 9" ( 2.87m x 2.36m )

**Bathroom**

**Loft Space**

13' x 12' 9" ( 3.96m x 3.89m )

**Garage**

15' 6" x 9' 1" ( 4.72m x 2.77m )

## Welcome to

### Fairfield Avenue, Kirk Ella Hull

- GUIDE PRICE £300,000 - £325,000
- THREE BEDROOMS
- SEMI-DETACHED
- DRIVEWAY AND GARAGE
- WELL-PRESENTED THROUGHOUT

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

guide price

**£300,000 - £325,000**



### Directions to this property:

See map below for directions. For more information contact the branch on 01482 653111.



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WBY110840](http://williamhbrown.co.uk/Property/WBY110840)



Property Ref:  
WBY110840 - 0002

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