Fairfield Avenue, Hull, HU10 7UH

£325,000

Philip Bannister
Estate & Letting Agents

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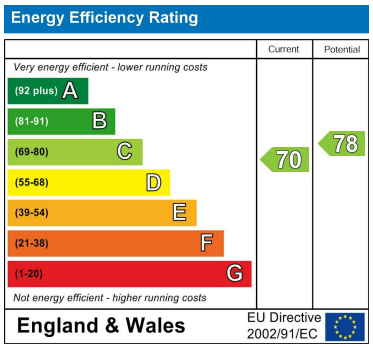
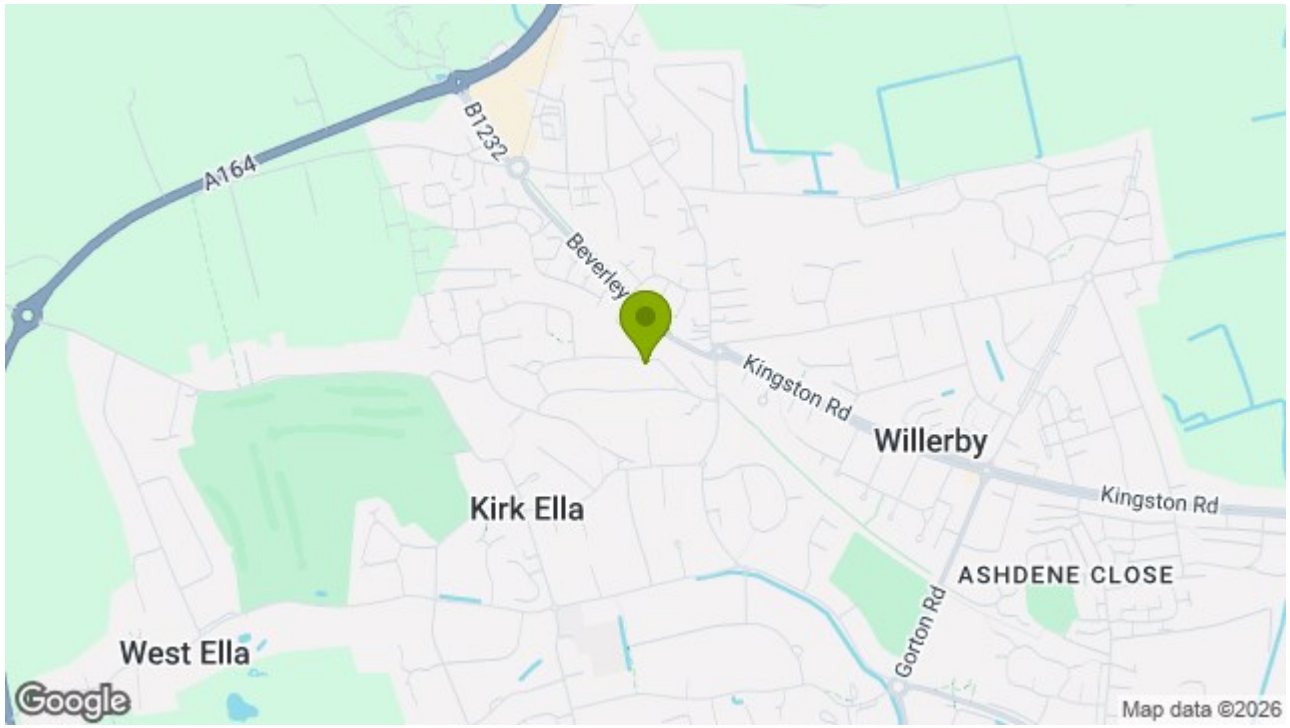
Located in a highly sought-after area of Kirk Ella, this vastly extended semi-detached home offers spacious and versatile accommodation, perfect for family living. The ground floor provides excellent living space, complemented by three generous double bedrooms to the first floor and a converted loft room, offering additional flexibility (not completed to current building regulations). Outside, a superb south-facing rear garden, private driveway and garage complete this attractive family home.

Key Features

- Fantastic Family Home
- 3 Double Bedrooms + Loft Room
- Beautifully Maintained
- Southerly Facing Rear Garden
- Driveway & Garage
- Desirable Location
- Spacious Accommodation
- EPC =





KIRK ELLA

The popular village of Kirk Ella lies approximately five miles to the West of Hull City Centre and is ideally located for all amenities. The village centre has an array of local shops, with primary & secondary schools. Hull Golf Club is located within the village. Further shopping facilities are available at both nearby Willerby & Anlaby with Waitrose, Morrisons, Sainsburys, Aldi & Lidl supermarkets all within a short driving distance. Public transportation runs through the village and there are good road connections to the City Centre & the Clive Sullivan Way/A63/M62 motorway links.

GROUND FLOOR;

PORCH

Providing access to the accommodation.

ENTRANCE HALL

A welcoming entrance hall with stairs off.

LIVING ROOM

A generous living room with bay window to the front elevation and a feature inset fireplace housing a gas fire.

KITCHEN

With shaker style wall and base units, laminated work surfaces and a tiled splashback. With space for a fridge/freezer, cooker and plumbing for an automatic dishwasher. Further benefitting from recessed spotlights, window to the rear elevation, sliding doors to the patio area and open to the Dining Area.

DINING AREA

A versatile reception space ideal for both a dining area or further sitting room with a bay window to the rear elevation and open to the Kitchen.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with two sets of fitted wardrobes, two windows to the front elevation and access to the en-suite.

EN-SUITE

With a shower cubicle, low flush WC and a wash hand basin.

BEDROOM 2

A further double bedroom with fitted wardrobes and a bay window to the front elevation.

BEDROOM 3

A double bedroom with fitted wardrobes and a bay window to the rear elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead electric shower, a low flush WC and a wash hand basin. Further benefitting from a window to the rear elevation, a heated towel rail, tiled walls, tiled flooring and recessed spotlights.

LOFT AREA;

LOFT ROOM

With a fixed staircase, laminate wood flooring, recessed spotlights, eaves storage and a Velux window.

EXTERNAL;

FRONT

A brick-set driveway providing ample off-street parking.

REAR

A beautiful and sizeable Southerly facing rear garden with a raised patio area, further patio area shaped lawn and timber fencing.

GARAGE

With up and over door, side door, light, power and water supply.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.
VIEWING - Strictly by appointment with the sole agents.
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the

payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.
We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

Approximate total area(1)

1281 ft²

Reduced headroom

44 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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