staniford grays



39 Fairfield Road, Hull, HU5 4QX

Offers Over £165,000

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Hull, HU5 4QX

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- WELL POSITIONED HOME
- FRONT PARKING
- OPEN PLAN DAYROOM KITCHEN
- 3 BEDROOMS
- VIEWING ADVISED
- IN NEED OF SOME MODEST COSMETIC IMPROVEMENTS
- LARGE GARDEN AND STORE
- BAY FRONTED LOUNGE
- NO ONWARD CHAIN
- CONVENIENT SETTING

Competitively priced and enjoying a convenient and peaceful residential street scene is this modernised family home in need of some refreshed and cosmetic decoration to bring it back to life.

Presented with all the fundamentals of a superb family home and ideal for an applicant looking to undertake some light and modest improvements.

With living space in excess of 900 square feet internally, the property is presented to the market with no onward chain.

Offering good levels of roadside appeal with a traditional exterior and well-appointed living space internally comprising; Entrance Hall, Bay-Fronted Reception Lounge, Open Plan Kitchen/Dining/Dayroom. To the first floor a central landing area provides access to three well sized bedrooms and a smartly appointed House Bathroom.

Externally Double parking provision is provided to the frontage and generous facing garden to the rear with store.

Given the modern layout and roadside appeal the property comes highly advised for internal inspection.



GROUND FLOOR

ENTRANCE HALLWAY 14'2" x 5'4" (4.32 x 1.64)
Accessed via uPVC double glazed side entrance door, uPVC double glazed window, laminate to floor coverings, staircase approach to first floor level, understairs storage cupboard, access provided to ground floor reception spaces.

LOUNGE 11'8" x 13'7" (3.57 x 4.16)
With uPVC double glazed window to front outlook, walk-in bay, exposed feature brick wall, laminate to floorcoverings.

OPEN PLAN DAY ROOM / KITCHEN
Having been knocked through and offering a bright open space offering full orientation over garden.

DAY ROOM SPACE 13'5" x 11'4" (4.10 x 3.47)
With a central focal point provided via a chimney recess with gas burning stove, uPVC double glazed door and walk-in bay window to the rear elevation, contemporary style radiator, laminate to floorcoverings with feature border inlay, inset spotlights to ceiling. Open plan through to...

KITCHEN 12'9" x 8'6" (3.91 x 2.60)
Offering contemporary styling throughout, with a range of high gloss fitted wall and base units with complementary work surfaces and upstands, incorporating breakfast bar extending around to the work surface area, including SMEG hob with feature extractor canopy over, SMEG mid-level oven and microwave, integrated dishwasher and separate fridge freezer, corner laminate sink and drainer with hose mixer tap, laminate flooring continuing, rooflight, door leading through to rear garden with uPVC double glazed window to side also.

FIRST FLOOR

LANDING 7'11" x 5'11" (2.42 x 1.82)
With uPVC double glazed window to side elevation, fitted cupboard housing replacement combination boiler, access provided to three bedrooms and house bathroom.

BEDROOM ONE 11'2" x 11'0" (3.42 x 3.36)
Of double bedroom proportions with space for freestanding bedroom furniture, uPVC double glazed walk-in bay to front elevation.

BEDROOM TWO 13'5" x 11'2" (4.10 x 3.41)
Of an excellent size for a second bedroom, with uPVC double glazed window to the rear facing garden orientation, laminate to floorcoverings, suitably sized to accommodate double bed and freestanding bedroom furniture.

BEDROOM THREE 8'1" x 5'10" (2.48 x 1.79)
Being bright throughout with uPVC double glazed windows to the front and side elevations, laminate floorcovering.

HOUSE BATHROOM 6'0" x 5'11" (1.83 x 1.81)
Neutrally appointed with Travertine style tiling to floorcoverings and splashbacks, panelled bath with centrally mounted chrome mixer tap, shower screen and wall mounted showerhead and console, inset elliptical basin with feature tap inset to vanity unit, low flush w.c, uPVC privacy window to side elevation, heated towel rail.





OUTSIDE
Fairfield Road itself remains conveniently positioned in close proximity to a range of services and amenities. Double hardstanding parking provision exists to the property frontage, a wealth of character feature is retained with pathway down the side of the property. Gated side access leads to a enclosed rear garden of a good size, with established Laurel hedging to full perimeter boundaries offering good levels of screening, a patio terrace extends from the building footprint, laid to lawn grass and pathway extending to the rear of the plot, with storage outbuilding and boarded fencing.

AGENTS NOTE
The property has been modernised over the years but needs some further light cosmetic improvements. Offered to the market with no onward chain, with viewing available via the sole selling agent Staniford Grays.

FIXTURES AND FITTINGS
Various quality fixtures and fittings may be available by separate negotiation.

SERVICES
(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston upon Hull council tax band is 'B'.

TENURE
We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING
Strictly by appointment via sole selling agent, Staniford Grays.
Website- Stanifords.com Tel: (01482) 631133
E-mail: swansales@stanifords.com

WEBSITES
www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

MORTGAGE CLAUSE
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire
At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

PROPERTY PARTICULARS-DISCLAIMER
PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."
The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

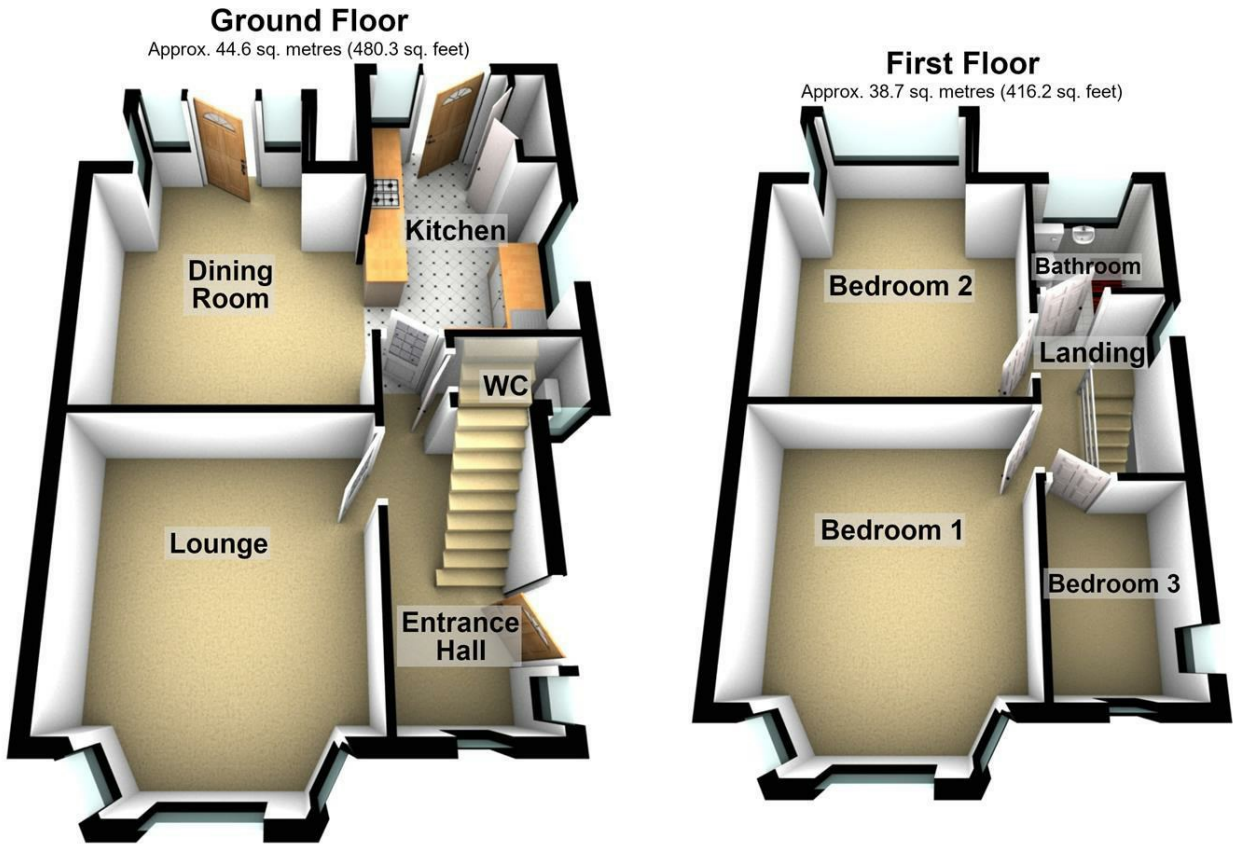
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

FEES
The agent confirms that vendors and prospective purchasers may 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. For full details please contact the selling agent.

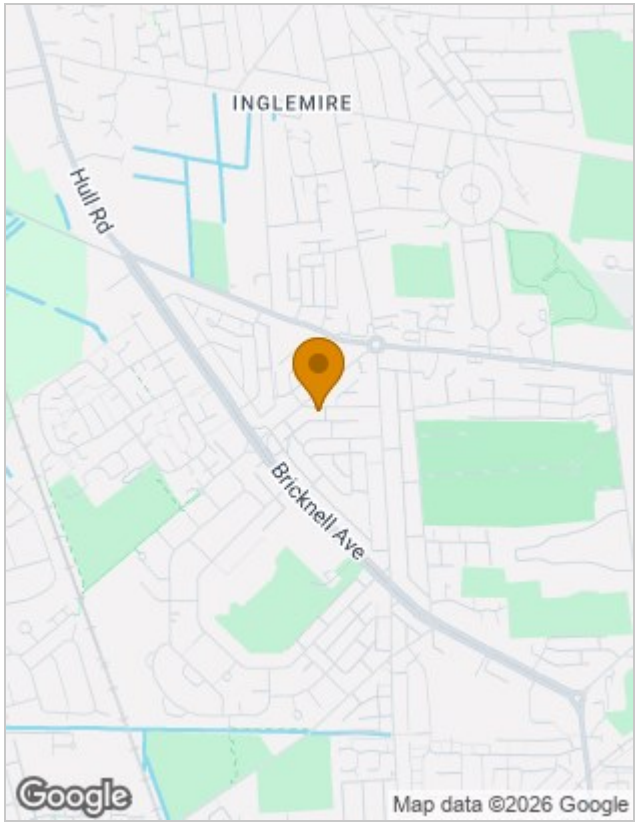


Floor Plans

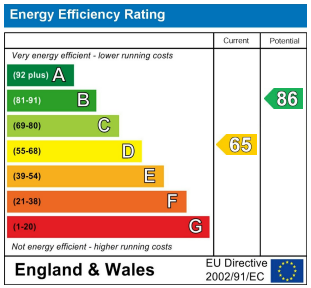


Total area: approx. 83.3 sq. metres (896.5 sq. feet)

Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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