



Fairfield Avenue, Hull, HU10 7UH

Offers Over £350,000



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Platinum Collection

## Fairfield Avenue, Hull, HU10 7UH

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A spacious and well-presented four-bedroom semi-detached home, boasting a superb south-facing garden with a log cabin/pod, perfect for family living and entertaining.

The property has been extended over the years to create generous and versatile living accommodation, ideally suited to modern family life. Situated in the highly sought-after location of Kirk Ella, the home is conveniently close to local amenities, well-regarded schools, and excellent transport links.

The accommodation briefly comprises: entrance hall, cloakroom/WC, two reception rooms, and an extended dining kitchen. To the first floor, the landing leads to four well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from multiple parking facilities, a double garage, and a large south-facing garden, ideal for outdoor entertaining.

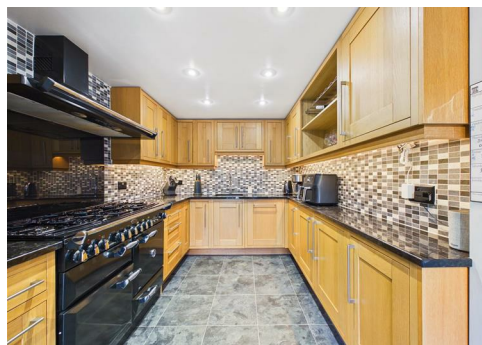
Early viewing is highly recommended to avoid missing out on this fabulous family home. Call us today to secure your viewing.



# Fairfield Avenue, Hull, HU10 7UH

## Key Features

- A beautiful Extend Semi Detached Family Home
- Conveniently Located in Kirk Ella, Close To Amenities/Schools
- Entrance Hall, Cloakroom/w.c. Lounge
- Separate Sitting Room, Dining Kitchen
- Four Bedrooms, Family Bathroom, Gardens
- Driveway and Double Garage
- Early Viewing Is Must
- EPC -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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

### ENTRANCE HALL

With double glazed entrance door, wood flooring, and understairs cupboard.

### LOBBY AREA

with double glazed window to the front elevation and wood flooring.

### CLOAKROOM

with a two piece white suite, comprising w.c., wash hand basin and double glazed window to the front elevation.

### LOUNGE

with double glazed angled bay window to the front elevation, feature fireplace with wood burner.

### SEPARATE SITTING ROOM

with laminate flooring and double glazed angle bay window with french doors leading out to the decking area.

### DINING KITCHEN

with a range of base and wall units, work surfaces,

sink unit, drawers, shelving, space for a range cooker and fridge freezer, plumbing for automatic washing machine, extractor hood, splash back tiling, insetlights, tiled floor and double glazed window to the rear elevation along with french doors leading out to the decking area.

## FIRST FLOOR

### LANDING

with storage cupboard, airing cupboard and access to roof void with pull down ladder.

### BEDROOM 1

with double glazed angle bay window to the front elevation and a range of built in wardrobes with drawers and dressing table unit.

### BEDROOM 2

with double glazed angle bay window to the rear elevation, built in wardrobes and over cupboards.

### BEDROOM 3

with two double glazed windows to the front elevation.

### BEDROOM 4

with a double glazed window to the rear elevation, laminate flooring and built in storage cupboards

## FAMILY BATHROOM

With a three piece white suite, comprising panelled bath with rain shower over and glazed screen, wash hand basin, w.c., under floor heating, heated towel rail, tiled floor and double glazed window to the rear elevation.

## OUTSIDE

Outside to the front of the property is a block paved front garden and driveway offering multiple off road

parking and leading to a double garage with up and over doors and light and power points. To the rear is a mainly laid to lawn garden with flower and shrub borders, large decking/entertaining area, log cabin/pod which could be used as a bar/gym, further entertaining area and fencing forming boundary with gate.

## 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.

## 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.

## MORTGAGES

The mortgage market changes rapidly and it is



vitaly 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.

### **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)

### **TENURE.**

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

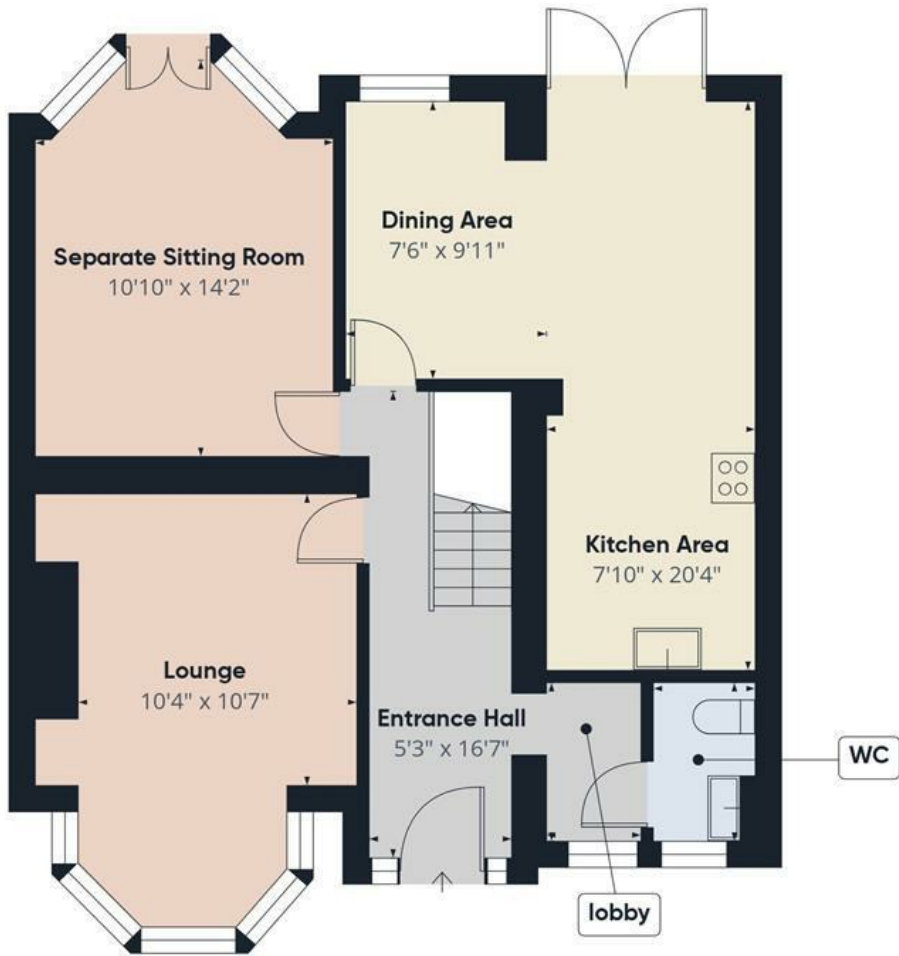
### **AML.**

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

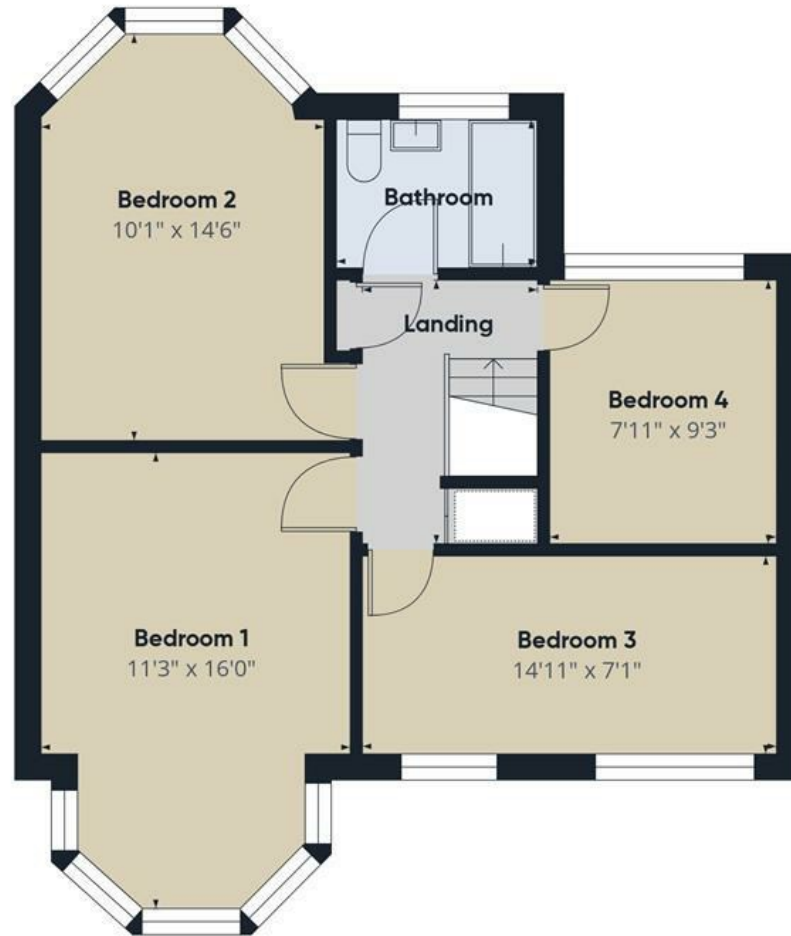
non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>  
1245 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360







**Philip**  
**Bannister**  
Estate & Letting Agents

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Platinum Collection

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