

Home Estates Ltd



3 Bedroom End Terraced House for Sale - £115,000

Fairfax Avenue, Hull, HU5 4QN



**COMING
SOON**

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KEY FEATURES:

- TRADITIONAL BAY FRONTED • END OF TERRACE HOUSE • DEEP LAWNED AND TREE LINED DIVIDE •
- GAS CENTRAL HEATING SYSTEM • MAJORITY DOUBLE GLAZING • EARLY VIEWING IS HIGHLY RECOMMENDED • NO CHAIN INVOLVED • INTERNAL PHOTOGRAPHS COMING SOON

Description

This is a perfect opportunity to acquire a traditional bay fronted end of terrace house in a highly sought after residential area. The property is set well back from the road with a deep lawned and tree lined divide. Although the property would benefit from a degree of modernisation and updating there is great potential to create a lovely family home. The accommodation is arranged to two floors and briefly comprises of an entrance porch, an entrance hall, bay windowed lounge, spacious rear sitting room/dining room and fitted kitchen. To the first floor there are three bedrooms and a bathroom with a 3 piece suite. Outside to the rear there is a patio/seating area, the garden is mainly laid to lawn with well stocked borders and beds housing numerous established trees, plants, flowers and shrubs. The garage is conveniently situated within the rear boundary with a service door from the main garden area. Additionally, the property further benefits from a gas central heating system and majority double glazing. The property is offered with vacant possession on completion and no chain involved.

Early viewing is highly recommended.

The property has been priced realistically to sell.

Location

The area is well served with a wealth of local amenities to include regular public transport links in and out of the city. The catchment area is highly regarded with good schools, colleges and academies. Local shopping centres are close by with busy independent traders along the neighbouring Chanterlands avenue. For those who enjoy socialising with family and friends, there are many busy multicultural café bars and family restaurants to choose from.

All in all a great place to live!

Ground Floor

Entrance Hall - There's an open arch entrance porch which leads to a double glazed front entrance door, leading through to an entrance porch and further through to the entrance hall.

The entrance hall has a staircase off to the first floor and a radiator.

Rear Sitting Room or Dining Room - *17' 3" x 12' 11" (5.27m x 3.96m)* to extremes x to extremes

Extending through from the Entrance Hall is the Rear Sitting Room or Dining Room. Sealed unit double glazed window with aspect over the rear garden area, tiled fireplace with matching back and hearth housing a floor standing four burner gas fire. There's a built in storage cupboard with overhead storage units, under stairs meter/cloaks cupboard and there is a feature glazed opaque stained and leaded window to the side elevation.

Front Sitting Room - *13' 8" x 11' 4" (4.17m x 3.47m)* to extremes x to extremes

An open arch leads through to the Front Sitting Room which is accessed from the Dining Room. A double glazed bay window with aspect over the front garden area. There is a tiled fireplace with matching back and hearth, a radiator and coving.

Kitchen - *13' 3" x 5' 11" (4.05m x 1.82m)* to extremes x to extremes

Extending through from the Dining Room is the Kitchen. There are windows with aspect over the rear Courtyard area and a glazed opaque window. There is a range of base, drawer and wall mounted units, roll edge laminate work surface with a tiled splashback surround. Built in single drainer sink unit, plumbing for automatic washing machine, space for cooker. Wall mounted gas central heating boiler and radiator.

First Floor

First Floor Landing - The first floor landing has a spindle rail enclosure and a glazed opaque window with a stained and leaded top opener.

Bedroom One - *13' 3" x 10' 11" (4.05m x 3.35m)* to extremes x to extremes

Double glazed bay window with aspect over the front garden area, built in storage cupboard and radiator.

Bedroom Two - *10' 11" x 10' 7" (3.35m x 3.23m)* to extremes x to extremes

Sealed unit double glazed window with aspect over the rear garden area. Built in storage cupboard with shelving and radiator.

Bedroom Three - *7' 11" x 5' 11" (2.43m x 1.82m)* to extremes x to extremes

Double glazed window with aspect over the front garden area and radiator.

Bathroom - The bathroom is accessed via the landing and has a 3 - piece suite comprising of a panel bath, pedestal wash hand basin and low flush WC. Tiled splashback surround, double glazed opaque window and radiator.

Exterior

Patio / Seating Area - The garden is mainly laid to lawn with flower and shrub borders, a path extends to the rear where there is a detached

garage and a high level gate provides access to the rear.

Front garden - The front garden is also laid to lawn, with well stocked flower and shrub borders. The garden is enclosed with a low level brick boundary wall with a wrought iron access gate. The path extends to the rear. There is a gardener shed inset and a service door for the garage from the garden, the garage also has power and light.

Disclaimer

MONEY LAUNDERING REGULATIONS 2003: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		