

Welton Road, Brough, East Yorkshire, HU15 1AF

☎ 01482 669982

✉ info@limbestateagents.co.uk

🌐 limbestateagents.co.uk

Limb
MOVING HOME



143 Fairfax Avenue, Hull, HU5 4QZ

- 📍 Semi-Detached House
- 📍 Spacious Accommodation
- 📍 Large South Westerly Garden
- 📍 Council Tax Band = D
- 📍 Four Good Bedrooms
- 📍 Open Plan Living
- 📍 Driveway & Garage
- 📍 Freehold / EPC = D

£299,950

INTRODUCTION

Presenting a well-appointed semi-detached house offering an excellent range of versatile accommodation, complemented by a substantial rear garden and ample off-street parking. The ground floor features a spacious entrance hall, a comfortable lounge, and a flexible sitting/dining room flowing seamlessly into the kitchen. A practical utility room and a convenient cloaks/W.C. complete this level. Upstairs, four generously proportioned bedrooms and a modern shower room provide comfortable living. Outside, a gravelled drive fronts the property, while a block-paved drive to the side leads to a detached garage. The large rear garden enjoys a desirable south-westerly aspect, boasting an expansive decked patio area and an extensive lawn beyond.

LOCATION

Situated on Fairfax Avenue, this property benefits from a prime position within a well-regarded residential area of Hull. The vibrant Newland Avenue and Princes Avenue are both just a short walk away, offering an eclectic mix of independent shops, cafes, restaurants, and bars. For everyday needs, local convenience stores and supermarkets are readily accessible.

Families will appreciate the proximity to a range of reputable local schooling options for all ages, including primary and secondary schools that are highly sought after in the area.

Transport links are excellent, with regular bus services operating along Cottingham Road and Chanterlands Avenue providing easy access to Hull city centre and surrounding areas. For those commuting further afield, the A1079 and A63 are within easy reach, connecting to the wider road network.

ACCOMMODATION

The layout and room sizes are detailed on the attached floorplan.

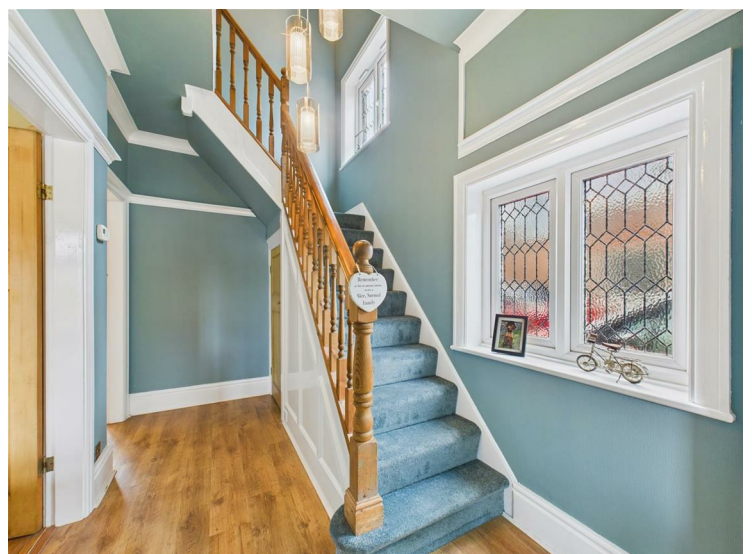
Residential entrance door to:

ENTRANCE PORCH

With door to:

ENTRANCE HALLWAY

With staircase leading up to the first floor with cupboard under. Feature radiator with mirror and window to side.



LOUNGE

Featuring a fireplace with cast insert and living flame gas fire. Window to the front elevation.



LIVING/DINING ROOM

With windows and door to the rear garden. Built in units to alcoves. Open plan through to the kitchen.



KITCHEN

Having a range of fitted base and wall units with contrasting worktops incorporating a double bowl sink and drainer with mixer tap, double oven, five ring gas hob with extractor above plus an integrated fridge and dishwasher. Window to side.



UTILITY ROOM

With plumbing for a washing machine and space for additional appliances. Window and external access door to rear.



CLOAKS/W.C.

With low flush W.C. and fitted cabinet with wash hand basin.

FIRST FLOOR

LANDING

With window to side elevation.

BEDROOM 1

With fitted furniture including wardrobes, overhead storage and drawers built into the bay window to the front elevation.



BEDROOM 2

With fitted wardrobe and window to rear.



BEDROOM 3

With fitted wardrobe and window to rear.



BEDROOM 4

Window to the front elevation.



SHOWER ROOM

With modern suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Part panelling to walls and window to side.



OUTSIDE

Outside, a gravelled drive fronts the property, while a block-paved drive to the side leads to a detached garage. The large rear garden enjoys a desirable south-westerly aspect, boasting an expansive decked patio area and an extensive lawn beyond.



REAR VIEW



DECKED PATIO



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

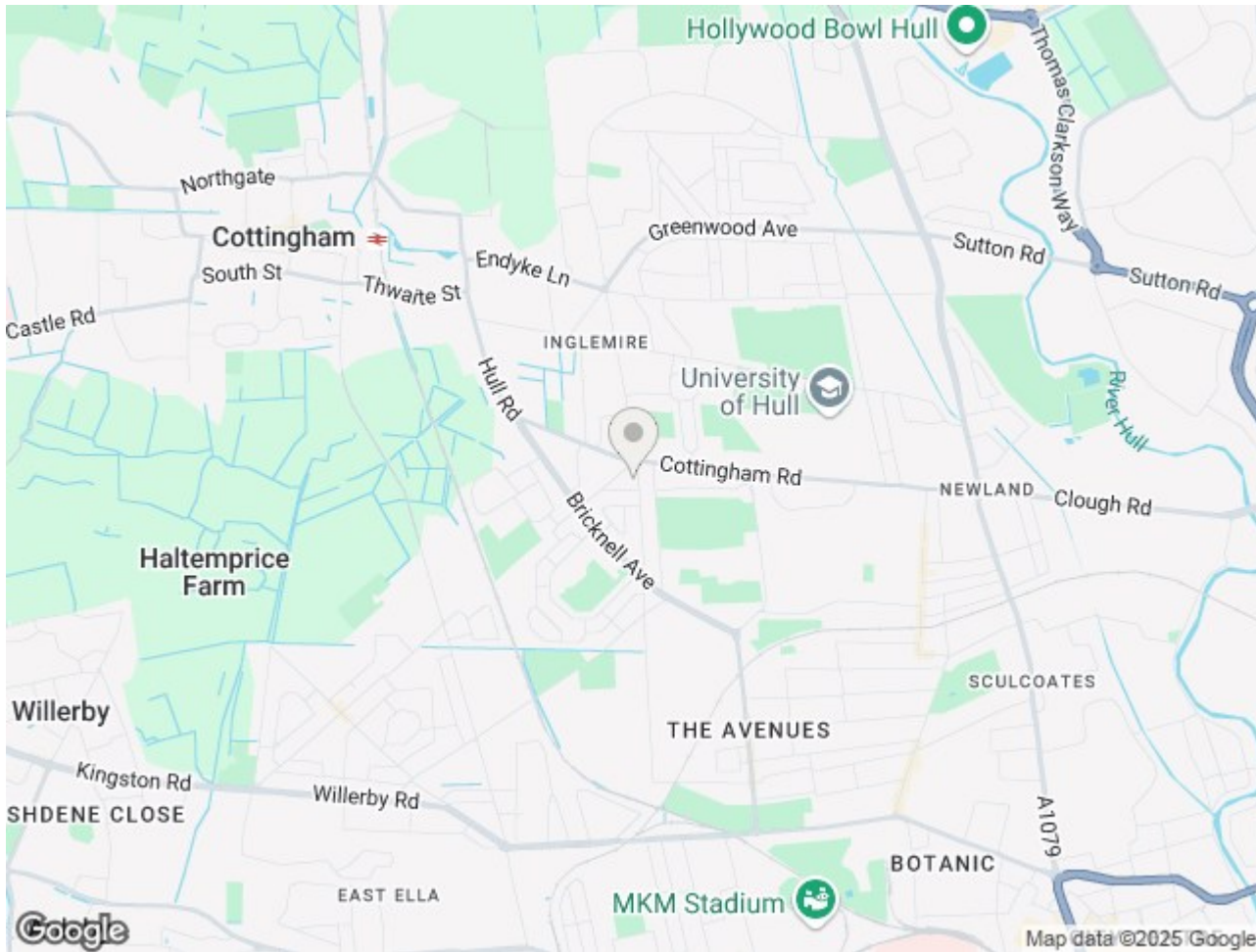
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.


VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	79
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 