



33 Fairfield Avenue, Kirk Ella, East Yorkshire, HU10 7UG

Semi Detached

Ideal Family Home

4 Beds

Council Tax Band = D

Open Plan Kitchen

Attractive Gardens

Convenient Location

Freehold/EPC = C

£375,000

INTRODUCTION

Viewing is an absolute must of this superb semi detached house which has been significantly extended over the years to create what is a great family home in such a convenient location. The accommodation is depicted on the attached floorplan and is complimented by a delightful rear garden together with a large garden chalet/summerhouse. In brief the accommodation comprises an entrance hallway, very useful "walk in" cloaks/boot room, downstairs W.C., two reception rooms and a superb contemporary open plan living kitchen with doors opening out to the rear garden. There is also a utility room. Upon the first floor are four good sized bedrooms served by a stylish bathroom. The accommodation has the benefit of gas fired central heating to radiators and uPVC framed double glazing. Outside to the front parking is available upon a block paved forecourt and there is a store garage. The attractive rear garden is mainly lawned. In all, a lovely home close to a variety of shops and amenities.

LOCATION

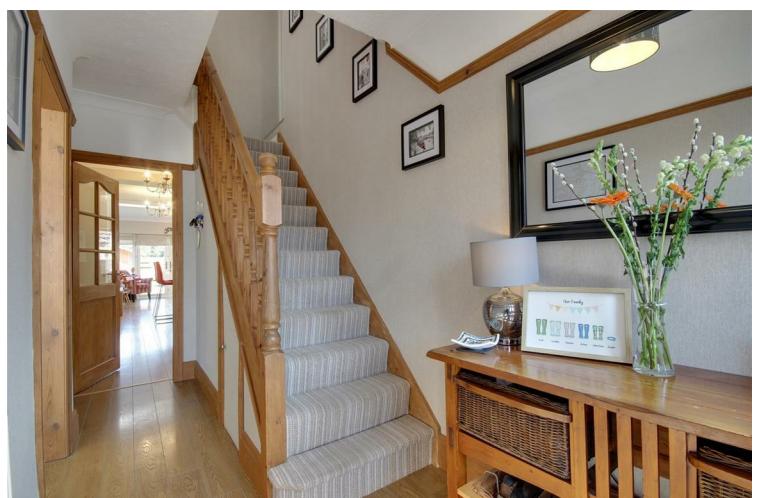
Fairfield Avenue is a popular residential area, situated off Beverley Road, Kirk Ella. To the west of Hull, Kirk Ella is one of the regions most sought after locations and a number of shops are to be found within the village centre with the surrounding area offering a more extensive range of shopping parks and supermarkets nearby. The well reputed junior school of St. Andrews is on Mill Lane and Kirk Ella lies within the Wolfreton School catchment area with public schooling available at nearby Hessle Mount, Hull Collegiate or Hymers College. Good road connections lead to the city centre to the east and in a westerly direction through the village network to the A63/M62 motorway network.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to first floor off.



"WALK IN" CLOAKS/BOOT ROOM

LOUNGE

11'4" x 13'5" approx (3.45m x 4.09m approx)
 Into bay window to front elevation. Chimney breast with timber lintel and electric stove.



DINING ROOM

15'0" x 9'6" approx (4.57m x 2.90m approx)
 Double doors leading out to the rear garden. The dining room is large enough to be used for several purposes and currently is utilised as both a dining area and a study.



OPEN PLAN KITCHEN

26'7" x 13'10" approx (8.10m x 4.22m approx)

A stunning room situated to the rear of the house with views across the garden and double doors opening out. There is plenty of room for dining suite and settees etc. The kitchen has a range of oak fronted units and a grand island. There is a sink and drainer with mixer tap, double oven and grill, hob with extractor hood above, dishwasher and two fridges. The room also has air conditioning.



UTILITY ROOM

8'9" x 6'10" approx (2.67m x 2.08m approx)

With plumbing for automatic washing machine, space for dryer, external access door to side, wall mounted gas fired central heating boiler.

W.C.

With low level W.C. and wash hand basin.

FIRST FLOOR

LANDING

BEDROOM 1

10'8" x 13'5" approx (3.25m x 4.09m approx)

Into rear bay window.



BEDROOM 2

11'0" x 13'6" approx (3.35m x 4.11m approx)

Into bay window to front elevation.



BEDROOM 3

13'10" x 7'0" approx (4.22m x 2.13m approx)

With two windows to front elevation.



BEDROOM 4

14'2" x 6'10" approx (4.32m x 2.08m approx)

Of an irregular shape this single bedroom has a window to rear elevation.



BATHROOM

Stylish suite with bath, shower over and screen, fitted furniture with concealed flush W.C. and wash hand basin, heated towel rail, tiled surround.



OUTSIDE

Off street parking is available to the front block paved drive and forecourt in addition to which there is a storage garage. Pedestrian access is available to one side of the house. The attractive rear garden is predominantly lawned complimented by established borders. To the bottom of the garden lies a large garden chalet/summerhouse with integral garden store.



REAR VIEW



SUMMERHOUSE



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

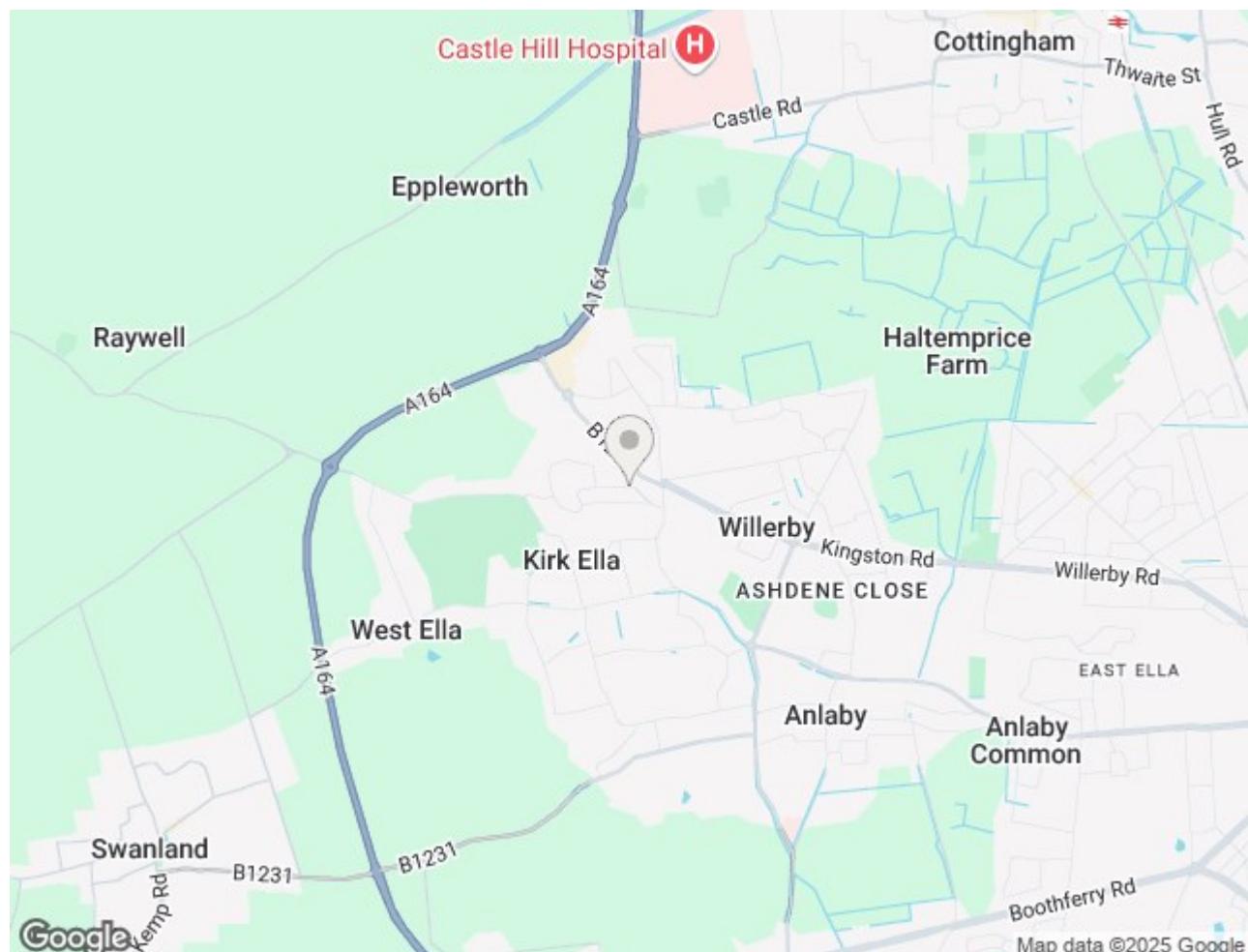
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

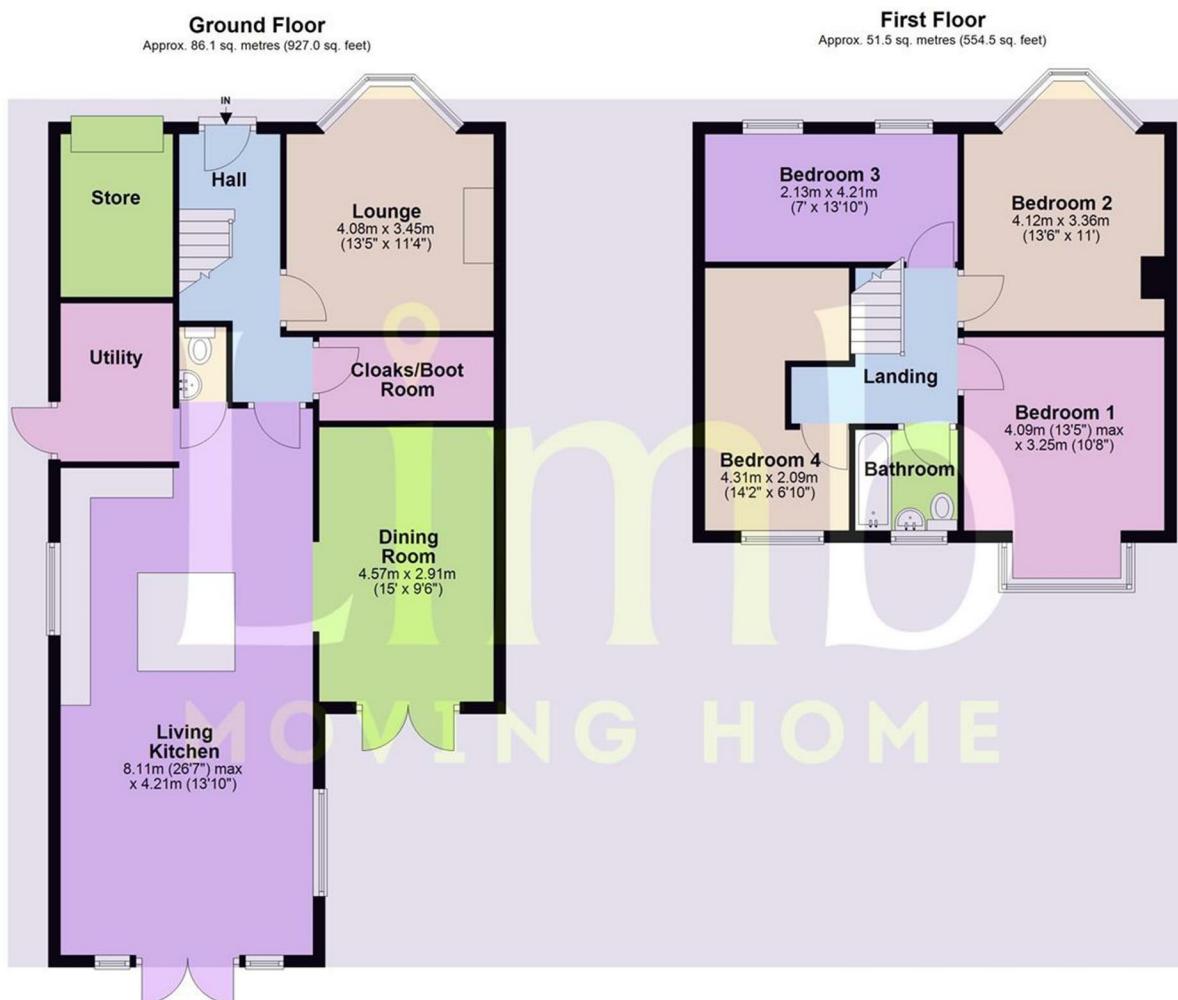
PHOTOGRAPH DISCLAIMER

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.





Total area: approx. 137.6 sq. metres (1481.5 sq. feet)
33 Fairfield Avenue

