



SYMONDS + GREENHAM

Estate and Letting Agents



10 Fairfax Avenue, Hull, HU5 4RD

Offers in the region of £165,000

EXTENDED THREE BED END TERRACE - SPACIOUS KITCHEN - GENEROUS REAR GARDEN AND GARAGE - 22 FOOT OPEN PLAN LOUNGE DINER

Introducing this delightful three-bedroom end terrace property located on Fairfax Avenue in HU5. Boasting a spacious kitchen extension, this home offers ample room for culinary endeavours and entertaining guests. The open plan lounge diner features a cozy log burner, creating a warm and inviting atmosphere. The lovely rear garden provides a serene outdoor space, complemented by a convenient garage at the rear, offering parking or additional storage options. With three good-sized bedrooms, this property offers comfortable living arrangements for a growing family or those in need of extra space. This charming end terrace presents an ideal opportunity for a cozy and convenient lifestyle.

DON'T MISS OUT.....BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor

LOUNGE/DINER

12'1 max x 20'11 max (3.68m max x 6.38m max)



LOUNGE

with bay window and electric log burner



DINER



KITCHEN

16'8 max x 15'0 max (5.08m max x 4.57m max)

with a range of eye level and base level units with complementing work surfaces, electric oven, gas hob with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, space for fridge freezer and French doors to the rear garden



DOWNSTAIRS WC

A convenient downstairs toilet with low level WC, pedestal hand basin and half tiled

FIRST FLOOR

LANDING

BEDROOM ONE

13'2 max x 10'3 max (4.01m max x 3.12m max)

An excellent sized double bedroom with bay window and fitted wardrobes



BEDROOM TWO

10'5 max x 10'2 max (3.18m max x 3.10m max)

A second good sized double bedroom



BEDROOM THREE

7'5 max x 7'1 max (2.26m max x 2.16m max)



BATHROOM



OUTSIDE

The generous rear garden is quite the Sun trap. It is laid to areas of lawn and block paved patio and enclosed by timber fencing providing an excellent space to relax or entertain guests. There is a garage to the rear providing off street parking and storage that is accessed via the rear ten foot



CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

COUNCIL TAX BAND

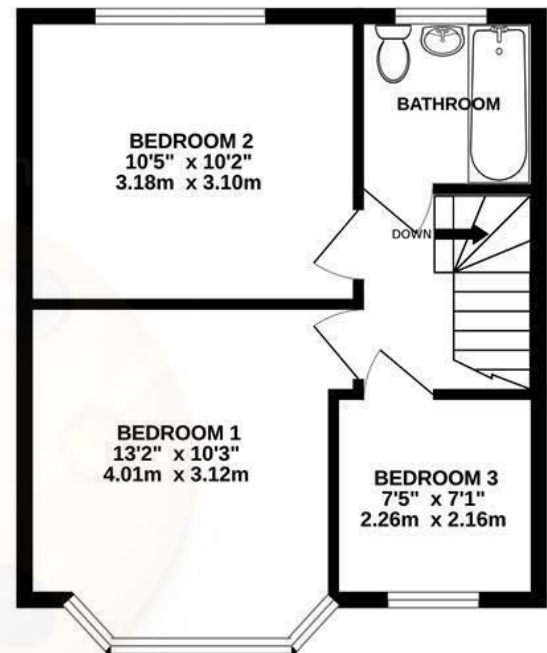
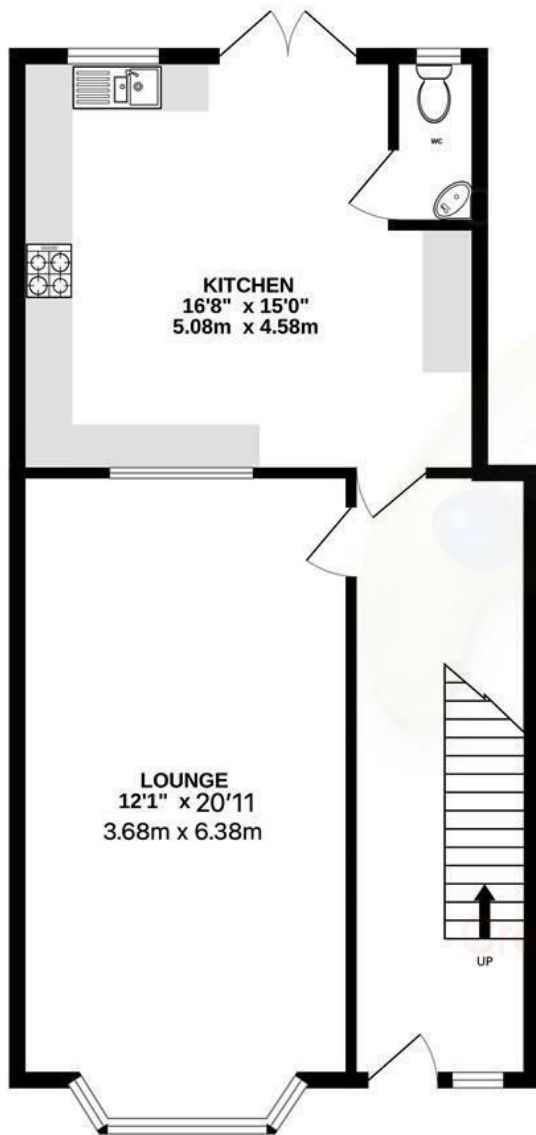
Symonds + Greenham have been informed that this property is in Council Tax Band C

VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 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	

