



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **72 Fairfax Avenue, Hull, HU5 4RD**

### **£110,000**

**OUTSTANDING THREE BED END OF TERRACE - POPULAR LOCATION - LOTS OF POTENTIAL**

Located on the charming Fairfax Avenue in Hull, this end terrace house offers a fantastic opportunity for those seeking a new home with plenty of potential. Boasting two reception rooms, three bedrooms, and a bathroom, this property provides ample space for comfortable living. The layout includes a lounge, dining room, and kitchen on the ground floor, while the upper level features three bedrooms and a modern shower room. In need of some cosmetic updating, this property allows you to unleash your creativity and style to transform it into your dream home. The outside space is equally promising, with a rear garden laid to lawn and a garage at the rear, offering both relaxation and practicality. This house is situated in a popular location, making it a desirable choice for those looking to settle in a vibrant community. Don't miss out on the opportunity to make this property your own and create a beautiful living space tailored to your taste and needs.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### LIVING ROOM

11'6 x 10'3 max (3.51m x 3.12m max)

A wonderful family room with excellent natural light.



### BEDROOM 2

10'7 x 10'8 max (3.23m x 3.25m max)

Another fantastic bedroom.



### BEDROOM 3

6'9 x 6'11 max (2.06m x 2.11m max)

### DINING ROOM

16'6 x 15'7 max (5.03m x 4.75m max)

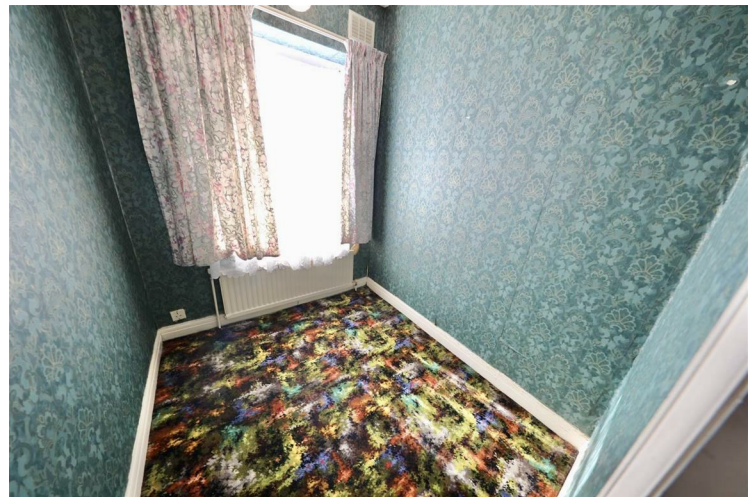
Another wonderful family space.



### KITCHEN

14'1 x 6'9 max (4.29m x 2.06m max)

With a range of eye level and base level units and complimenting work surfaces, a hob, space for a fridge freezer, a sink and drainer unit and plumbing for a washing machine.



### SHOWER ROOM

A modern shower room with a low level WC, a hand basin and a walk in shower.



## FIRST FLOOR

### BEDROOM 1

11'0 x 10'7 max (3.35m x 3.23m max)

A brilliant bedroom with built in wardrobes.

### OUTSIDE

The property has a wonderful rear garden that is laid to lawn with a garage found at the bottom.



### 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.

### COUNCIL TAX

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

### DISCLAIMER

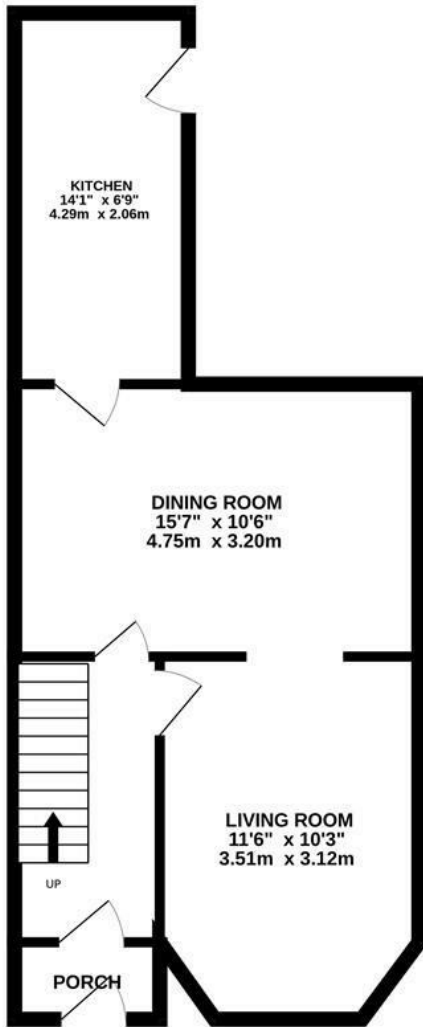
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

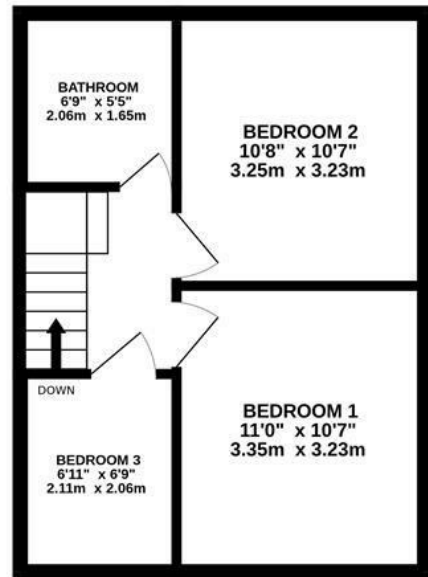
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.

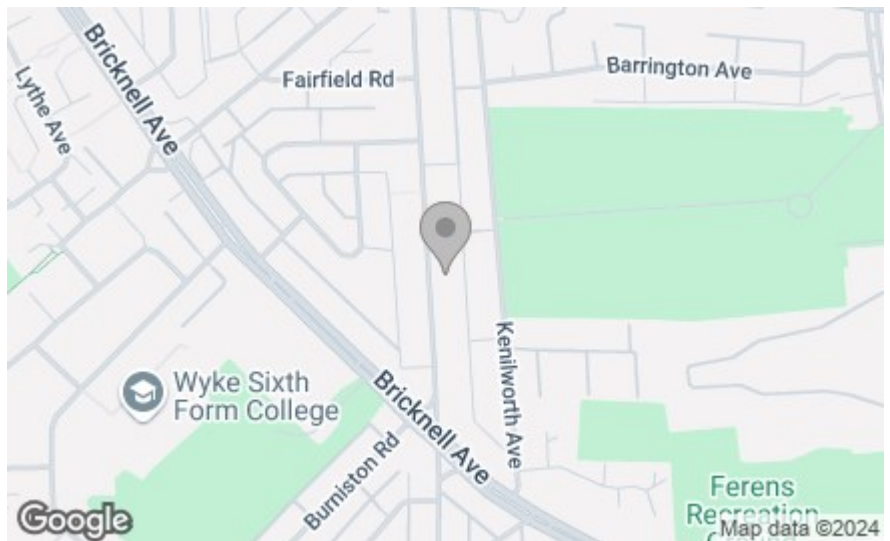


1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.

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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	60
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	