



SYMONDS + GREENHAM

Estate and Letting Agents



109 Fairfax Avenue, Hull, HU5 4QN

£275,000

HIGHLY SOUGHT-AFTER FAIRFAX AVENUE LOCATION - FOUR SPACIOUS BEDROOMS - TWO GENEROUS RECEPTION ROOMS - KITCHEN WITH GARDEN VIEWS - BEAUTIFULLY KEPT REAR GARDEN - DRIVEWAY & GARAGE - CLOSE TO SHOPS, SCHOOLS & NEWLAND AVENUE AMENITIES - FAMILY HOME

Nestled on the highly sought-after Fairfax Avenue in Hull, this charming four-bedroom semi-detached house presents an excellent opportunity for families seeking a spacious and well-located home. The property is ideally situated within walking distance of local shops and reputable schools, making it perfect for those with children.

As you enter, you are greeted by a bright and inviting hallway that leads to two generous reception rooms, providing ample space for both relaxation and entertaining. The kitchen is functional and well-maintained, offering a delightful view of the beautifully kept rear garden, which is perfect for outdoor gatherings or simply enjoying a quiet moment in nature. Upstairs, you will find four spacious bedrooms, each offering plenty of natural light and potential for personalisation. The family bathroom is conveniently located to serve all bedrooms. While the property has been well cared for by its current owners, it does present an opportunity for modernisation, allowing new owners to infuse their own style and preferences into the home.

The property boasts ample parking with a driveway and a garage, a rare find in this desirable area. Located just off Cottingham Road, residents benefit from excellent road connections and public transport options, making commuting and exploring the city a breeze. The nearby Newland Avenue is known for its vibrant café culture and a diverse selection of restaurants, bars, and shops, catering to a variety of tastes.

This semi-detached house on Fairfax Avenue is not just a home; it is a chance to create lasting memories in a welcoming community. Don't miss out on this fantastic opportunity to secure a family residence in a prime location.

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

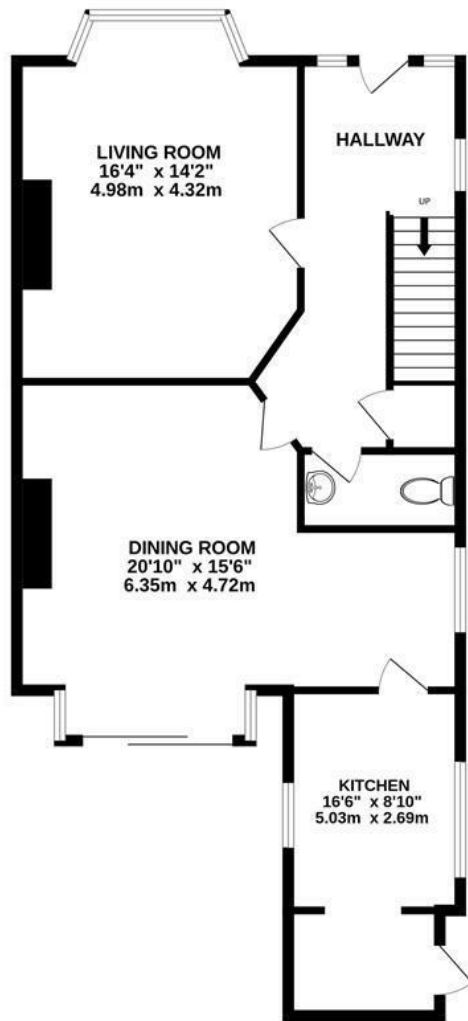
TENURE

Symonds + Greenham have been informed that this property is Freehold

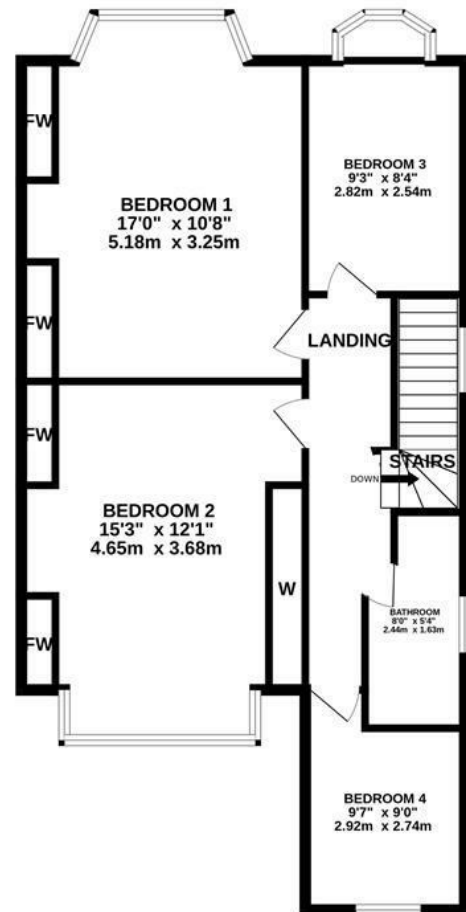
VIEWINGS

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

GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.

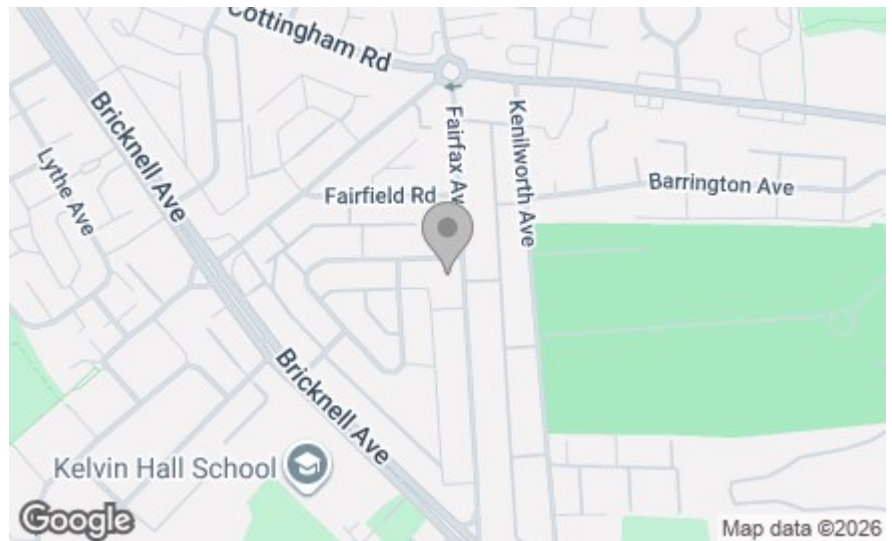


1ST FLOOR
865 sq.ft. (80.4 sq.m.) approx.



TOTAL FLOOR AREA : 1752 sq.ft. (162.8 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	63	
(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	
(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	