



SYMONDS + GREENHAM

Estate and Letting Agents



20 Fairfax Avenue, Hull, East Yorkshire HU5 4RD

£155,000

FANTASTIC THREE BED TERRACED HOME - PERFECT FOR FIRST TIME BUYERS/YOUNG FAMILIES - POPULAR LOCATION

Symonds and Greenham are delighted to bring to the market this fantastic three bed terraced home. Situated on Fairfax Avenue near Bricknell Avenue, this home is perfectly situated for a host of local amenities, cafes, bars, shops and restaurants. Awash with natural light and an open plan layout, the property immediately feels bright and spacious making it ideal home for first time buyers and young families.

Upstairs offer three generous bedrooms and a family bathroom, with another fixed staircase leading to a boarded loft room that is not done to building regulation. Outside you will find an outstanding rear garden mainly laid to lawn and a garage.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

HALLWAY

LIVING ROOM

11'08 x 11'01 max (3.56m x 3.38m max)

A bright and open family room leading through to the dining room.



DINING ROOM

17'08 x 9'10 max (5.38m x 3.00m max)

An exceptional recreation room with plenty of natural light, leading through to the kitchen.



KITCHEN

15'04 x 6'04 max (4.67m x 1.93m max)

With a range of eye level and base level units and complimenting work surfaces, space for a fridge freezer, an integrated gas oven with an overhead extractor fan, plumbing for a washing machine, space for a tumble dryer and a sink and drainer unit.



FIRST FLOOR

BEDROOM 1

10'01 x 10'10 max (3.07m x 3.30m max)

A brilliant double bedroom with a bay window.



BEDROOM 2

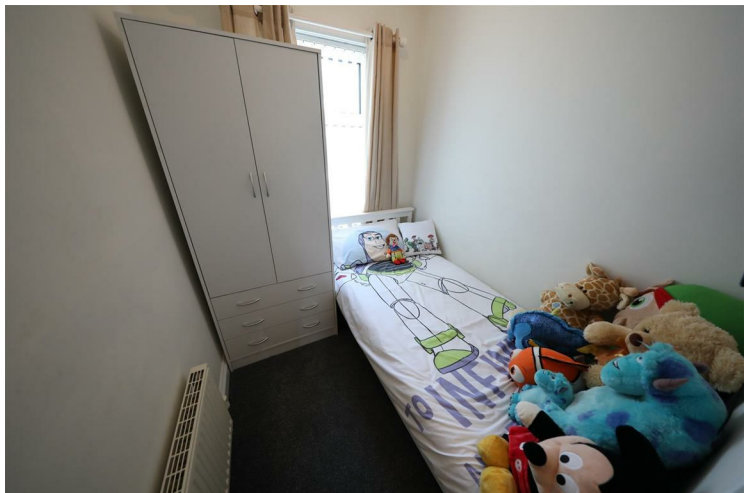
10'09 x 10'04 max (3.28m x 3.15m max)

Another large double bedroom.



BEDROOM 3

6'09 x 5'11 max (2.06m x 1.80m max)



BATHROOM

With a heated towel rail, low level WC, a hand basin, panelled bath with overhead shower attachment and floor to ceiling tiles.



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.

OUTSIDE

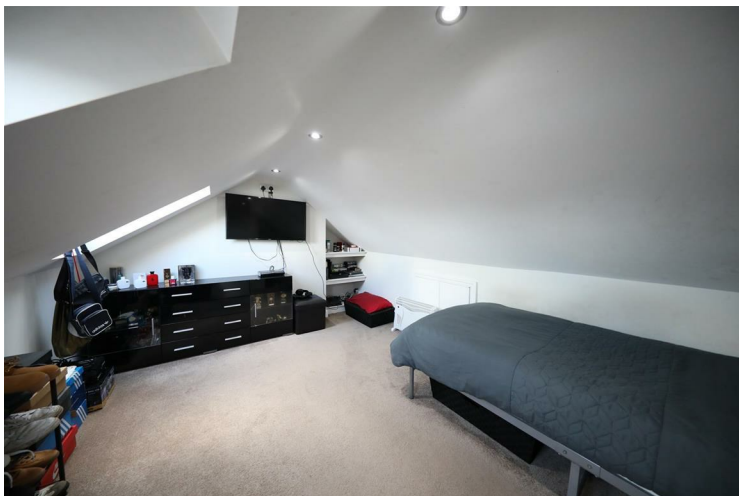
Benefitting from a large rear garden mainly laid to lawn and garage.



LOFT SPACE

10'02 x 12'05 max (3.10m x 3.78m max)

Boarded loft space with a fixed staircase. NOT DONE TO REGULATION.

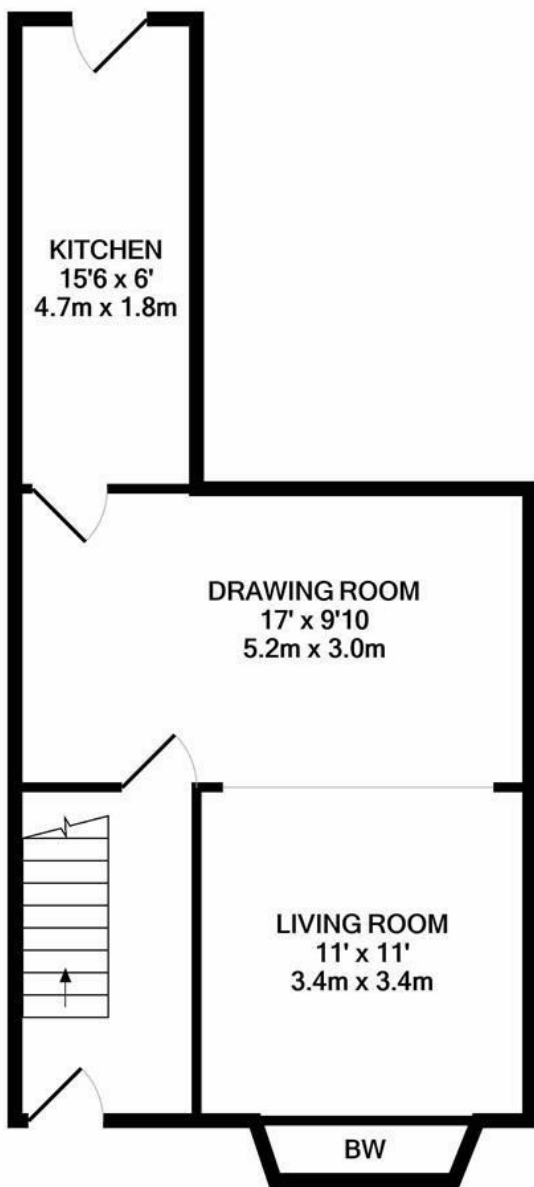


CENTRAL HEATING

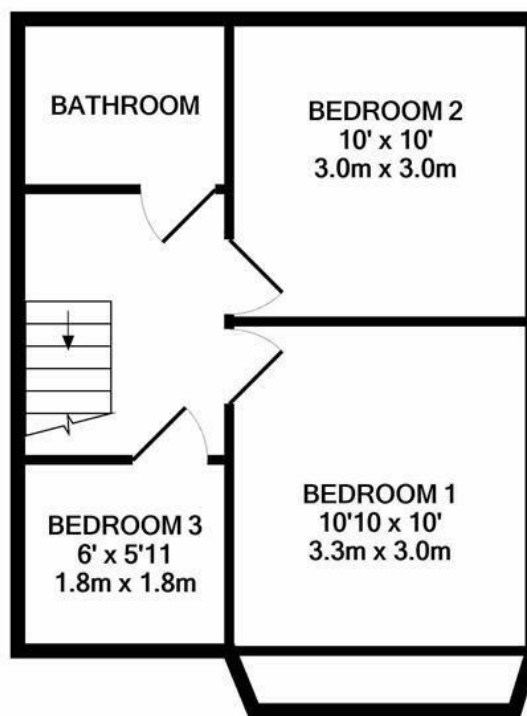
The property has the benefit of gas central heating (not tested).

DOUBLE GLAZING

The property has the benefit of double glazing.



GROUND FLOOR
APPROX. FLOOR
AREA 460 SQ.FT.
(42.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 372 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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