





Fairfax Avenue, Hull HU5 4RD

william h brown

welcome to

Fairfax Avenue, Hull

A fantastic opportunity to acquire this three-bedroom property in a highly sought-after location close to local amenities. Offering an open-plan living/dining area, three well-sized bedrooms, an upstairs bathroom, and a rear garage, the property would benefit from refurbishment throughout, making it



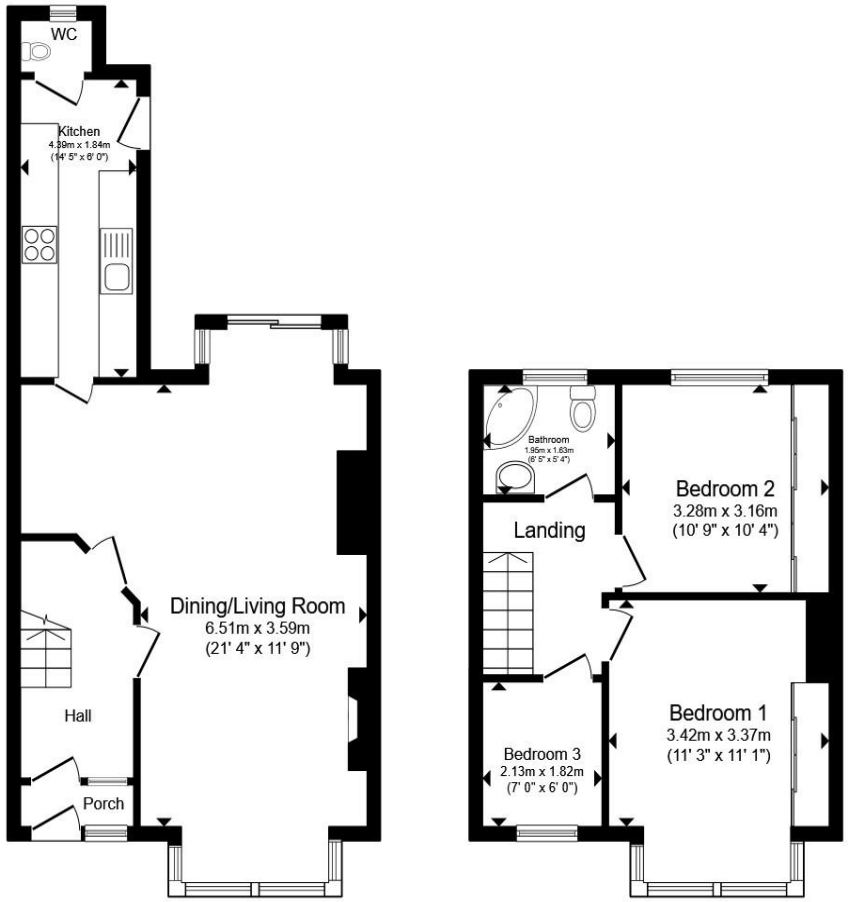












Ground Floor **First Floor**

Total floor area 86.0 m² (926 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Entance Porch

Entrance Hall

Lounge/ Dining Area

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Front Garden

Rear Garden

Garage

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

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Fairfax Avenue, Hull

- Three reasonably sized bedrooms
- Upstairs family bathroom
- Spacious open-plan lounge/dining area
- Rear garage
- Highly sought-after residential location

Tenure: Freehold EPC Rating: D
Council Tax Band: B

directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748.

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120848

The Property Ombudsman

Property Ref:
NEA120848 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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