



Fairfield Avenue, Kirk Ella HU10 7UW

Welcome to

Fairfield Avenue, Kirk Ella

Lovely, Semi-Detached Home In Kirk Ella with - Entrance Hall, Lounge, Dining Room, Kitchen/Diner, Family Bathroom & Ground Floor Cloakroom, 3 Bedrooms, Gardens, Off Street Parking & Garage! Call and book your viewing today!



Entrance Hall

With door to the front, double glazed windows to the front and side and stairs to the First Floor.

Cloakroom

With double glazed window to the side, low level wc and radiator.

Lounge

With double glazed bay window to the front, gas fire, radiator and coving to the ceiling.

Dining Room

With gas fire with wooden surround, radiator, coving to the ceiling and double glazed patio style doors leading to the Rear Garden.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, double electric oven, cooker-hood, radiator, plumbing for an automatic washing machine, double glazed windows to the side and rear and double glazed door to the side.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

With double glazed bay window to the front, radiator and fitted wardrobes.

Bedroom 2

With double glazed window to the rear, radiator and fitted wardrobes.

Bedroom 3

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath, vanity wash hand basin, low level wc, storage cupboard and double glazed windows to the side and rear.

Outside

Front Garden

With wall, shrubs and trees, side access gate and block paved driveway providing off street parking.

Rear Garden

Established garden with lawned area, paved patio area, borders housing plants, shrubs and trees, fencing and summerhouse.

Garage

With up and over door.

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.

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.



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Welcome to

Fairfield Avenue, Kirk Ella

- 3 Bedroom, Semi-Detached Home In Kirk Ella
- Well Presented Throughout
- Family Bathroom & Ground Floor Cloakroom
- Established Gardens & Summerhouse
- Off Street Parking & Garage

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

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£240,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/WBY111827](https://www.williamhbrown.co.uk/Property/WBY111827)



Property Ref:
WBY111827 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East
Yorkshire, HU10 6BN



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)