



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **118 Goddard Avenue, Hull, East Yorkshire HU5 2BA** **Offers in excess of £180,000**

**OUTSTANDING THREE BED HOME - POPULAR LOCATION - STYLISH AND MODERN THROUGHOUT - GARDEN ROOM**

Nestled in the heart of Goddard Avenue, Hull, this outstanding three-bedroom mid-terrace house is a true gem waiting to be discovered. As you step inside, you'll be greeted by a stylish and modern interior that is sure to impress even the most discerning buyer. The ground floor boasts a spacious through lounge/diner, perfect for entertaining guests or simply relaxing with your loved ones. The well-appointed kitchen is a chef's dream, while the convenience of a downstairs WC adds a practical touch to this lovely home. Venture upstairs to find three inviting bedrooms and a family bathroom, offering comfort and privacy for the whole family. Additionally, the property features a loft space with a fixed staircase, providing endless possibilities for storage or conversion to suit your needs. Outside, the charm continues with a delightful rear garden featuring a mix of paving and lush lawn, creating a tranquil oasis for outdoor enjoyment. The garden room with electric supply is a versatile space that can be used as a home office, gym, or simply a peaceful retreat to unwind after a long day. Conveniently located near an array of amenities including shops, supermarkets, cafes, bars, and restaurants, this home offers the perfect blend of comfort and convenience. Don't miss the opportunity to make this your dream home in Hull.

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



## GROUND FLOOR

### LIVING ROOM

13'1 x 12'0 max (3.99m x 3.66m max)

A wonderful family room that opens through to the dining room.

### DINING ROOM

13'2 x 11'4 max (4.01m x 3.45m max)

Another brilliant family room.

### KITCHEN

8'1 x 19'6 max (2.46m x 5.94m max)

With a range of eye level and base level units and complimenting work surfaces, a sink and drainer unit, an integrated hob, an integrated double oven and microwave, space for a fridge freezer, an integrated washing machine and a dishwasher.



### WC

With a low level WC.



## HALLWAY

## FIRST FLOOR

### BEDROOM 1

13'2 x 12'1 max (4.01m x 3.68m max)

A brilliant main bedroom with plenty of space for storage.



### BEDROOM 2

13'4 x 13'5 max (4.06m x 4.09m max)

Another fantastic bedroom.



### BEDROOM 3

8'5 x 5'7 max (2.57m x 1.70m max)



### BATHROOM

With a low level WC, a hand basin and bath with an overhead shower attachment.



### LOFT SPACE

15'0 x 12'1 max (4.57m x 3.68m max)

With fixed staircase but not done to building regulations.





### TENURE

Symonds + Greenham have been informed that this property is Freehold

If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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

### 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.

### COUNCIL TAX

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

### OUTSIDE

The property benefits from off street parking that is a mixture of paving and lawn. There is a brilliant garden room found at the bottom.



### GARDEN ROOM

A brilliant space with electricity.



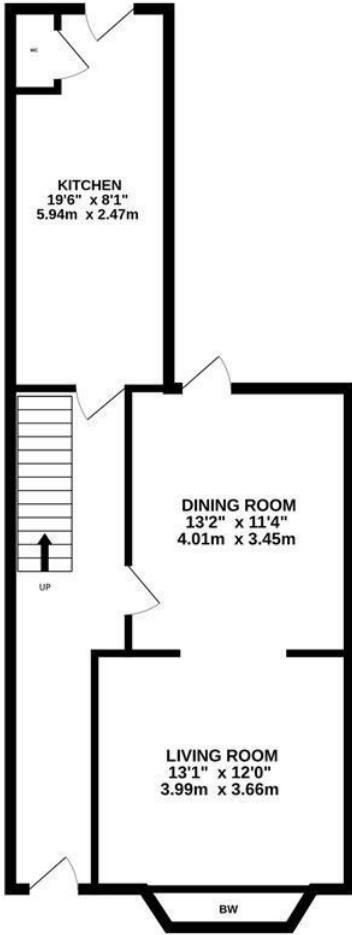
### CENTRAL HEATING

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

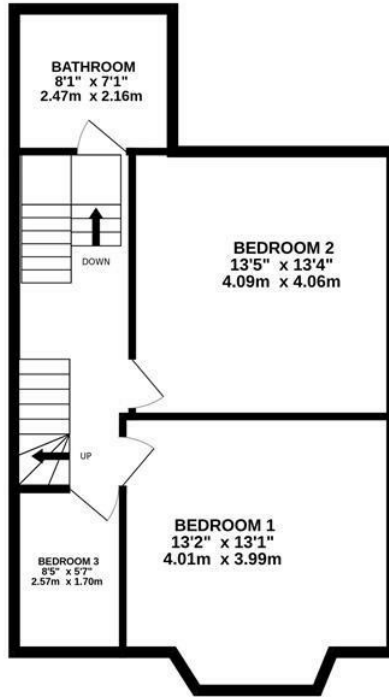
### DOUBLE GLAZING

The property has the benefit of double glazing.

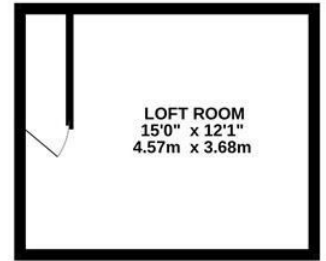
GROUND FLOOR



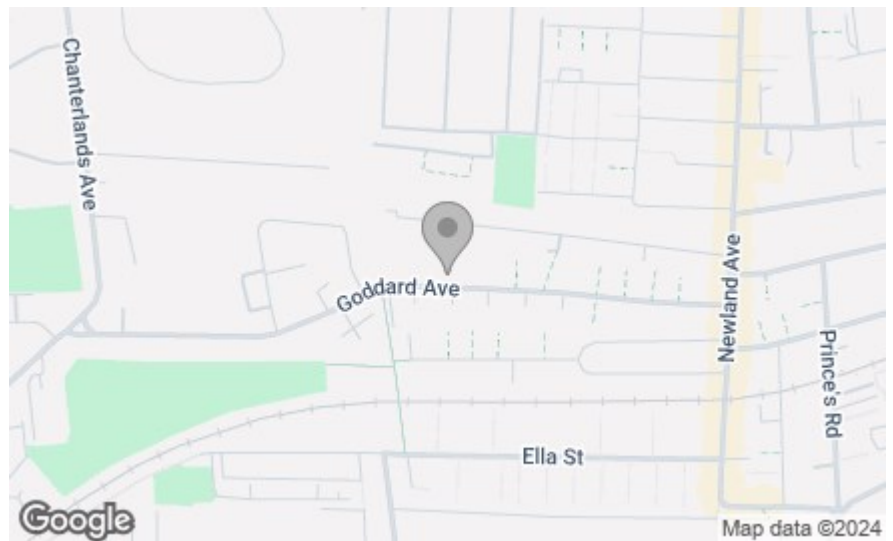
1ST FLOOR



2ND FLOOR



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	
(82 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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	
(02 plus) <b>A</b>	
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC