



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 79 Goddard Avenue, Hull, East Yorkshire HU5 2AW

### £130,000

ATTENTION FIRST TIME BUYERS - STYLISHLY PRESENTED TWO BED END TERRACED - WELL PRESENTED THROUGHOUT - POPULAR HU5 LOCATION - CLOSE TO LOCAL AMENITIES ON NEWLAND AND PRINCES AVENUE - SOUTH FACING REAR GARDEN

Situated on the ever-popular Goddard Avenue, this beautifully presented two bedroom end terraced home is the perfect choice for first time buyers looking for a stylish, move in ready property. Lovingly maintained and upgraded by its current owners, the house is finished to an exceptional standard throughout, offering modern comfort with no work required.

The ground floor boasts two bright and welcoming reception rooms, ideal for both relaxing and entertaining, along with a spacious kitchen offering plenty of storage and worktop space. Upstairs, there are two generous double bedrooms, both beautifully decorated, and a modern, airy bathroom suite.

Externally, the property enjoys a south-facing, low-maintenance rear garden — perfect for soaking up the sun and enjoying outdoor space with minimal upkeep. Located in a vibrant and well connected HU5 neighbourhood, the home is within easy reach of shops, cafés, bars and excellent transport links. A fantastic opportunity to secure a high quality home in a sought after spot — early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

## GROUND FLOOR

### ENTRANCE HALL

With stairs to the first floor, door to the dining room and door to the...

### LIVING ROOM

*10'10 max x 10'11 max (3.30m max x 3.33m max )*

spacious living room with bay window

### DINING ROOM

*14'0 max x 11'2 max (4.27m max x 3.40m max )*

a bright and well decorated dining room with under stairs storage cupboard and open plan entrance to the...

### KITCHEN

*9'8 max x 8'6 max (2.95m max x 2.59m max )*

with a range of eye level and base level units with complementing work surfaces, a range of integrated appliances including fridge freezer and dishwasher, ceramic sink and drainer unit with mixer tap, gas oven with gas hob and overhead extractor fan and door to the rear garden

## FIRST FLOOR

### LANDING

### BEDROOM ONE

*14'0 max x 10'9 max (4.27m max x 3.28m max )*

an excellent sized double bedroom with bay window and original fireplace surround

### BEDROOM TWO

*8'8 max x 11'2 max (2.64m max x 3.40m max )*

a second good sized double bedroom

### BATHROOM

*9'0 max x 8'9 max (2.74m max x 2.67m max )*

a modern bathroom suite with low-level WC, vanity hand basin unit, panelled bath with overhead shower attachment, heated towel rail, airing cupboard with plumbing for washing machine space for tumble dryer and tiles to splashback areas

### OUTSIDE

a south facing rear garden that is quite the sun trap providing an excellent space to relax or entertain guests throughout the summer time. There is the added benefit of two outhouses providing excellent external storage space

### DOUBLE GLAZING

The property has the benefit of double glazing.

### CENTRAL HEATING

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

### 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 BAND

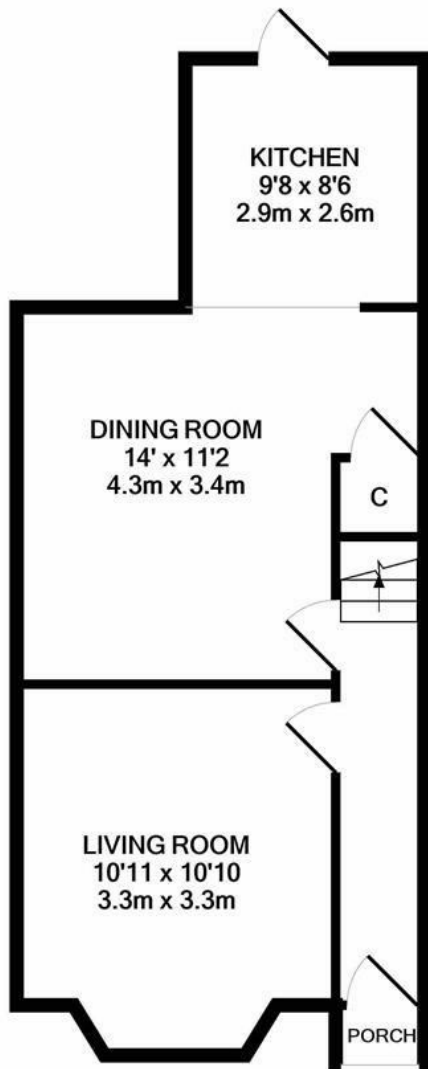
Symonds + Greenham have been informed that this property is in Council Tax Band A.

### TENURE

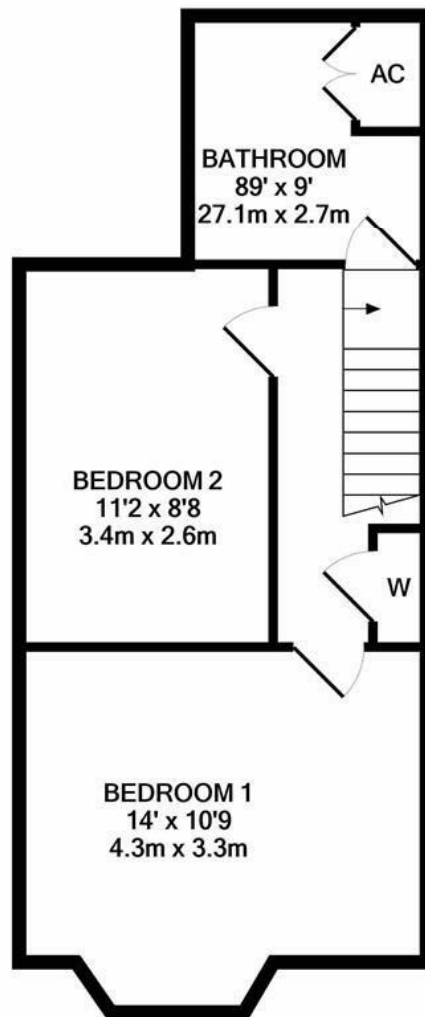
Symonds + Greenham have been informed that this property is Freehold.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 409 SQ.FT.  
(38.0 SQ.M.)

**TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>62</b>	<b>62</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			
(92 plus) <b>A</b>			
(81-91) <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	