



SYMONDS + GREENHAM

Estate and Letting Agents



61 Goddard Avenue, Hull, HU5 2AN

Offers in the region of £120,000

TWO SPACIOUS DOUBLE BEDROOMS WITH VICTORIAN CHARM - PRIME LOCATION NEAR NEWLAND AVENUE WITH BARS, RESTAURANTS, SHOPS, AND EXCELLENT TRANSPORT LINKS

Nestled on the charming Goddard Avenue in Hull, this delightful Victorian end-terraced house presents an exceptional opportunity for first-time buyers and investors alike. With its two spacious bedrooms and two well-appointed bathrooms, this property effortlessly combines period charm with modern living.

As you enter, you are welcomed by a lovely hallway that leads to a cosy lounge, perfect for unwinding after a long day. The functional dining room flows into the kitchen, opening onto a low-maintenance rear yard, creating an ideal space for entertaining or enjoying a quiet evening outdoors. The thoughtful design ensures a seamless connection between indoor and outdoor living.

Upstairs, the property continues to impress with two generous double bedrooms, each adorned with a feature fireplace that adds a touch of character and warmth. A beautifully appointed shower room completes the upper level, providing both style and convenience.

The location of this home is truly a standout feature. Just a short stroll from Newland Avenue, residents can enjoy a vibrant array of bars, restaurants, and shops, all while benefiting from excellent transport links throughout the city.

LOUNGE

11'1 x 10'8 max (3.38m x 3.25m max)

With bay window and feature fireplace

DINING ROOM

11'3 x 11'11 max (3.43m x 3.63m max)

With feature fireplace

KITCHEN

9'9 x 8'5 max (2.97m x 2.57m max)

With a range of base to eye level units, complementary work top surfaces, inset sink, electric oven and gas hob with overhead extractor fan, space for fridge freezer, space for dishwasher, space for washing machine, tiled to splash back areas

BATHROOM

9'3 x 8'4 max (2.82m x 2.54m max)

Featuring a large walk in shower, low level w/c, pedestal hand basin, tiled to splash back areas

BEDROOM ONE

16'4 x 10'9 max (4.98m x 3.28m max)

With bay window and feature fireplace

BEDROOM TWO

11'5 x 11'1 max (3.48m x 3.38m max)

With feature fireplace

OUTSIDE

The property benefits from a tranquil patio paved yard with two brick build outhouses

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

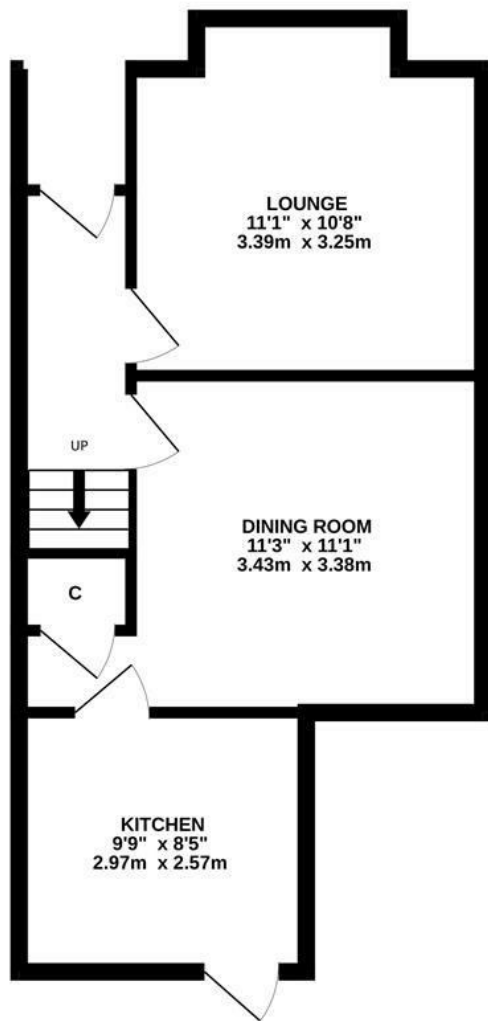
TENURE

Symonds + Greenham have been informed that this property is Freehold

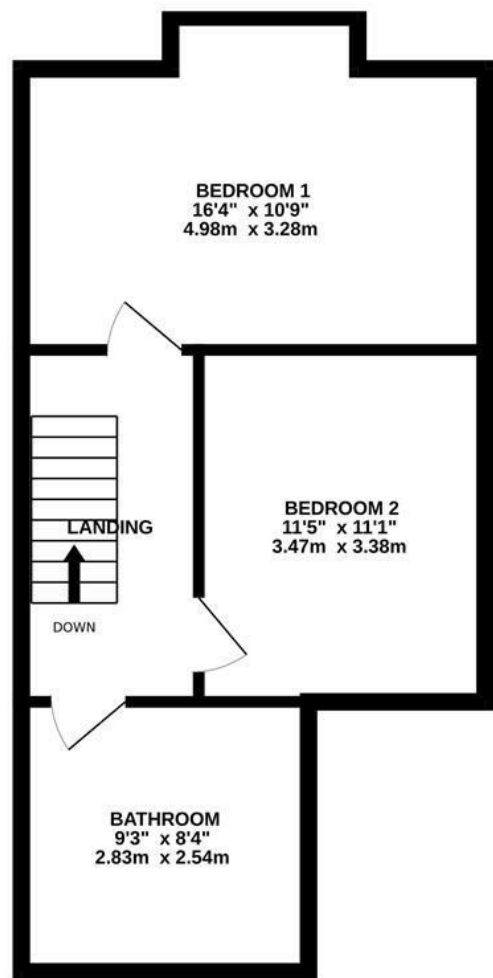
VIEWINGS

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

GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.

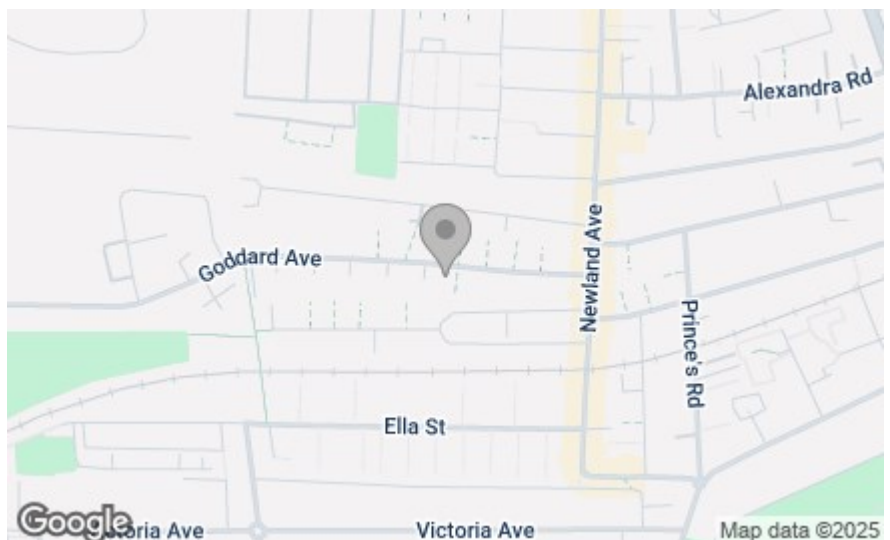


1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 sq.m.) approx.

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 | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (02 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |