



SYMONDS + GREENHAM

Estate and Letting Agents



3 Ashdene Goddard Avenue, Hull, HU5 2AT

£99,950

IDEAL INVESTMENT OPPORTUNITY - POPULAR HU5 LOCATION - REQUIRES FULL RENOVATION - IDEALLY LOCATED FOR PROXIMITY TO AMENITIES ON NEWLAND AND CHANTERLANDS AVENUE

Located on the ever popular Goddard Avenue, this two bedroom mid terraced home presents an ideal investment opportunity in one of HU5's most vibrant residential areas. Just a short distance from the amenities and nightlife of Newland Avenue, Princes Avenue, and Chanterlands Avenue, this property sits in a hot spot for both first time buyers and investors.

The ground floor offers a traditional layout with an entrance hallway, a spacious open plan living and dining room, a kitchen and a versatile second reception room that could serve as a study, utility or additional living space. Upstairs, there are two double bedrooms and a family bathroom, offering good potential for a well balanced home. Externally, the property benefits from small front and rear gardens, providing outdoor space in this popular urban setting.

The house is in need of full renovation, offering a blank canvas with great potential to add value in a highly sought-after location. A fantastic opportunity not to be missed.

BOOK YOUR VIEWING NOW!

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.

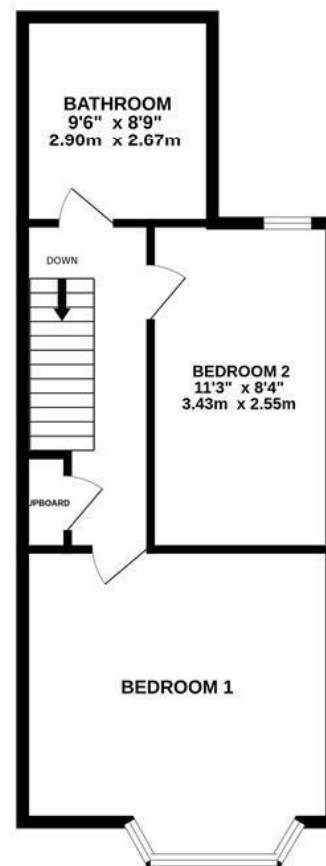
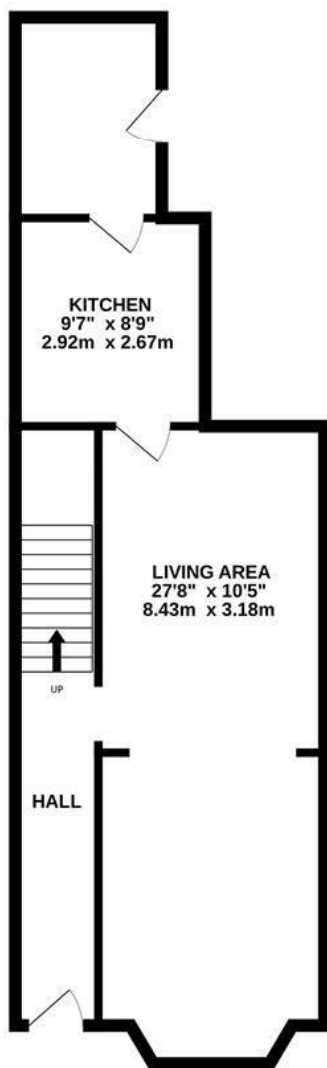
TENURE

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

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.



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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

