



SYMONDS + GREENHAM

Estate and Letting Agents



81 Goddard Avenue, Hull, HU5 2AW

Offers over £135,000

Perfectly positioned on ever-popular Goddard Avenue, this beautifully presented terraced home is a standout opportunity for first-time buyers looking for space, style, and a prime Hull location.

The property features two generous reception rooms, ideal for hosting friends, relaxing after work, or setting up a stylish home office or play area. The sleek, fully refurbished kitchen has been thoughtfully designed for modern living, complemented by a contemporary bathroom and a handy utility room with WC—a rare and practical bonus.

Upstairs, you'll find two spacious double bedrooms, each offering a calm, inviting space to unwind. The real surprise lies to the rear: a low-maintenance south-facing garden—perfect for soaking up the sun, evening drinks, or easy outdoor living without the upkeep.

With no onward chain, the buying process is refreshingly straightforward, meaning you can move quickly and start enjoying your new home without delay.

From the fresh modern interiors to the unbeatable location, this is a home made for making memories. Whether you're stepping onto the property ladder or simply seeking a stylish, move-in-ready space, this Goddard Avenue gem is one not to miss.

DOUBLE GLAZING

The property has the benefit of double glazing.

CENTRAL HEATING

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

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.

COUNCIL TAX BAND

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

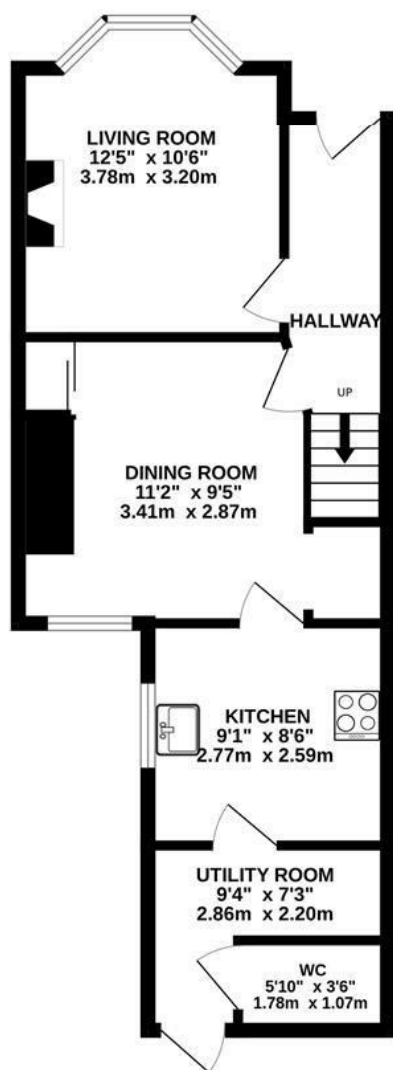
VIEWINGS

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

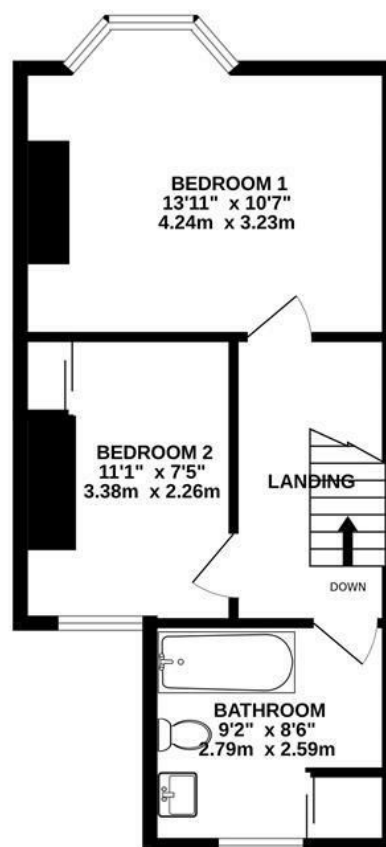
DISCLAIMER

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.

GROUND FLOOR



1ST FLOOR



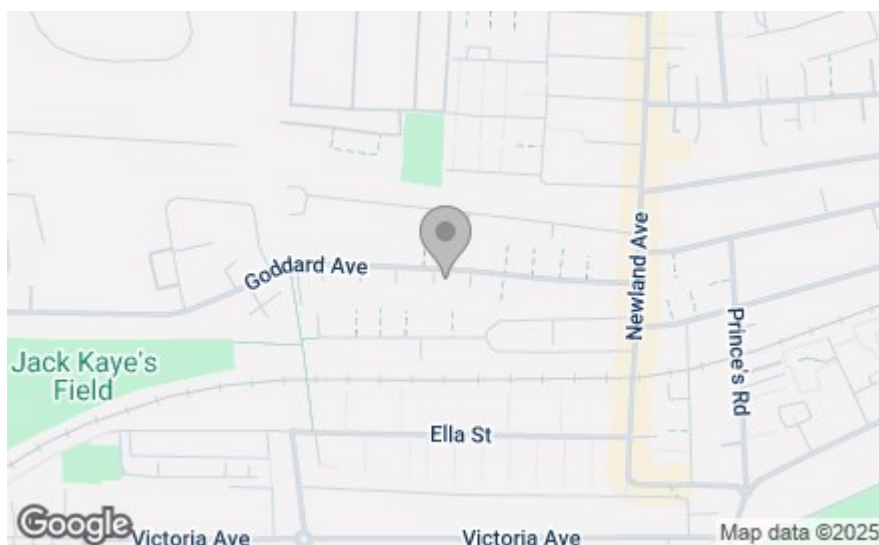
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Very energy efficient - lower running costs	Current	Potential
(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 (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(82 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	



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