



67 Goddard Avenue

Hull

HU5 2AN

Guide Price £120,000

We are delighted to offer onto the market this well-presented, 3 Bedroom, bay-windowed middle house in "ready-to-move-into" condition! This property would be an ideal purchase for the first-time-buyer, small family or investor. Benefits include gas radiator central heating and uPVC double glazing. Offered with NO CHAIN INVOLVED, the accommodation comprises:- Open Porch, Entrance Hall, 2 Reception Rooms, fitted Kitchen including integrated oven and hob, Lobby, Bathroom and Separate Cloakroom/WC and on the first floor, 3 Bedrooms. Outside there is a forecourt and courtyard to the rear. Freshly decorated including new carpets and floor coverings. Viewing recommended.



Property Features

- Bay-Windowed Middle House
- 3 Bedrooms
- 2 Reception Rooms
- Gas Central Heating/uPVC Double Glazing
- Refurbished
- "Ready-To-Move-Into" Condition
- Very Convenient Location
- No Chain Involved

Full Description

LOCATION

The property is situated off Newland Avenue which boasts an excellent range of amenities including shops, bars, bistros, restaurants, school, public transport and also convenient for Hull University and travelling distance for Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half obscured double glazed entry door and overhead window, part cornice to the ceiling, single central heating radiator, staircase leading to the first floor.

LOUNGE

12' 9" x 11' 1" (3.89m x 3.38m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, cornice to the ceiling and central rose, TV point, double central heating radiator.

DINING ROOM

11' 4" x 11' 2" (3.45m x 3.4m)

With original built-in cupboard and drawers to recess, understairs storage cupboard and recess, double central heating radiator, uPVC double glazed window which overlooks the rear, laminate flooring.

FITTED KITCHEN

9' 2" x 8' 6" (2.79m x 2.59m)

With stainless steel single sink and drainer, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, uPVC double glazed window which overlooks the side, built-in under-oven, four ring gas hob, extractor/cooker hood, cupboard housing boiler serving central heating and hot water, plumbing for automatic washing machine.

LOBBY

With uPVC double glazed entry door and overhead window.

BATHROOM

8' 2" x 4' 10" (2.49m x 1.47m)

With a panelled bath having mixer tap and separate shower over and screen, pedestal wash hand basin, double central heating radiator, uPVC obscured double glazed window which overlooks the side, extractor, shaver point/light.

CLOAKROOM/WC (OFF LOBBY)

With a small wash basin, low level WC, extractor.



Full Description

FIRST FLOOR

LANDING

Access to the roof void area, fitted storage cupboard.

BEDROOM 1

14' 6" x 12' 3" (4.42m x 3.73m)

Measured into bay and recess. With uPVC double glazed bay window which overlooks the front, double central heating radiator, feature fireplace.

BEDROOM 2

11' 2" x 9' 2" (3.4m x 2.79m)

With uPVC double glazed window which overlooks the rear, single central heating radiator, feature fireplace.

BEDROOM 3

9' 1" x 8' 6" (2.77m x 2.59m)

With a uPVC double glazed window which overlooks the rear, single central heating radiator.

OUTSIDE

To the front of the property there is a forecourt area and to the rear there is a courtyard with brick-walling on the perimeters and timber gate leading to pedestrian access only.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

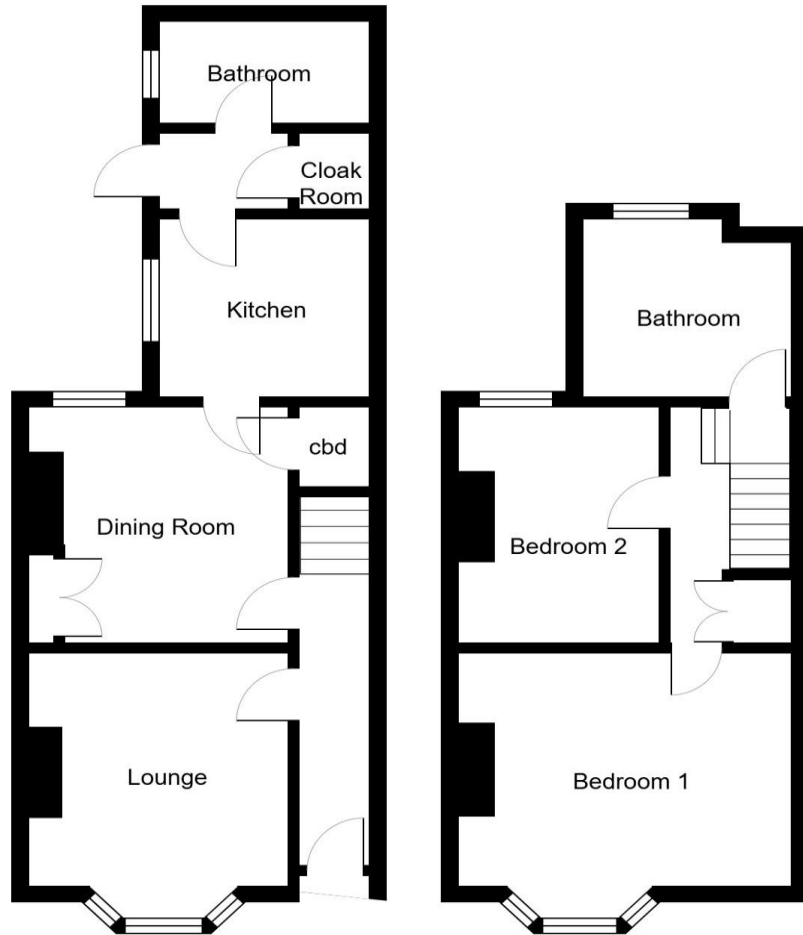
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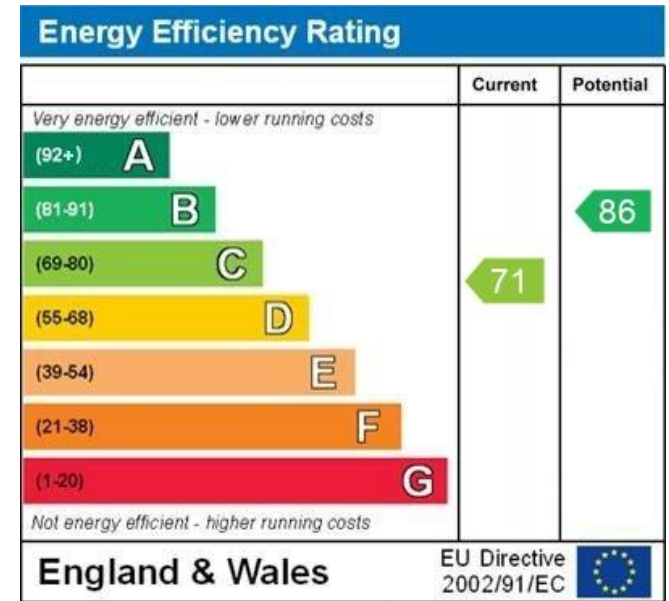
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL
 All measurements are approximate and for display purposes only



WWW.EPC4U.COM

79 Newland Avenue
 Hull
 East Yorkshire
 HU5 2AL

www.neilkayes.co.uk
 info@neilkayes.co.uk
 01482 472900

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