



Goddard Avenue, Hull HU5 2BP

welcome to

Goddard Avenue, Hull

Fantastic 2 bedroom house, recently renovated and filled with character and close to local amenities.



This fantastic, spacious home will appeal to first time buyers, families and investors alike. The property comprises of an entrance hallway with stairs leading to the first floor, a light and airy lounge with feature fireplace and archway leading to the dining/home office area. This multi-functional room has a window to the side and built-in shelving, and this leads through to the contemporary kitchen which is fitted with silver wall and base units with space for various appliances and leads through to the lean to which provides convenient additional storage.

The first floor of the home benefits from a modern bathroom fitted with a white suite comprising of a bath with mixer taps and a spacious walk-in shower cubicle with mains shower and there is a separate WC room with basin. The master bedroom has a beautiful bay window and fitted shelving. Bedroom 2 is fitted with mirrored, sliding wardrobes, and the landing has a fixed staircase to the fully boarded loft space which has light and electrics with two skylight windows.

The exterior of the property is just as impressive with its low maintenance front and the beautiful lawned rear garden which is not overlooked and also has an outbuilding, shrubs, pathway and a gate to the side passageway.

Internal viewings are essential to fully appreciate all this home has to offer.

Entrance Hall

Lounge

14' 9" x 11' 7" (4.50m x 3.53m)

Dining Room/ Home Office

14' 7" x 10' (4.45m x 3.05m)

Kitchen

9' x 8' 8" (2.74m x 2.64m)

Lean To

Landing

Bedroom 1

12' 7" max x 14' 8" max (3.84m max x 4.47m max)

Bedroom 2

9' 2" x 7' 11" (2.79m x 2.41m)

Bathroom

Seperate W/C

Loft Space

12' 11" x 10' 4" (3.94m x 3.15m)

Front Garden

Rear Garden



view this property online williamhbrown.co.uk/Property/NEA119830



welcome to

Goddard Avenue, Hull

- 3 bedroom, end terraced property
- Convenient location, close to local amenities
- Filled with character
- Recently refurbished
- No chain

Tenure: Freehold EPC Rating: D

Council Tax Band: B

directions to this property:

See below map for property location, for more information of the local area please contact the residential sales team on: 01482 447748

£140,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/NEA119830](https://www.williamhbrown.co.uk/Property/NEA119830)



Property Ref:
NEA119830 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 447748



NewlandAvenue@williamhbrown.co.uk



82 Newland Avenue, HULL, East Yorkshire, HU5 3AB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)