



**Goddard Avenue, Hull HU5 2AW**

**welcome to**

**Goddard Avenue, Hull**

Situated on Goddard Avenue, this 3 bedroom end terrace property is close to local amenities and is an ideal opportunity for first time buyers looking to get onto the property ladder.



### Entrance Hall

With a door to the front, a radiator, stairs leading to the upper floor and access to the lounge/ dining area.

### Lounge

10' 9" max x 10' 10" max ( 3.28m max x 3.30m max )

A bright spacious living area with a feature electric fireplace with surround and a double glazed bay window to the front. The room opens up into the dining area.

### Dining Room

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

With a radiator and a double glazed window to the rear.

### Kitchen

8' 7" max x 8' 5" max ( 2.62m max x 2.57m max )

Housing a fitted kitchen with a range of wall and base units, complementing work surfaces, a stainless steel sink and drainer unit, a integrated gas hob, a integrated electric oven, a cooker hood, plumbing for a washing machine, space for a fridge, a radiator, a double glazed window to the side and a double glazed door to the rear garden.

### Landing

With access to the loft and bedrooms and a storage cupboard,

### Bedroom 1

14' 6" max x 10' 9" max ( 4.42m max x 3.28m max )

With a radiator and a double glazed bay window to the front.

### Bedroom 2

8' 10" x 8' 4" ( 2.69m x 2.54m )

With a radiator and a double glazed window to the rear.

### Bedroom 3

9' 1" max x 5' 9" max ( 2.77m max x 1.75m max )

With a radiator and a double glazed window to the side.

### Front Garden

with a path to the door, a brick wall and a wooden fence.

### Rear Garden

A blocked paved area with a brick wall, a brick shed and a wooden gate leading to the side ally.



***view this property online*** [williamhbrown.co.uk/Property/NEA119758](http://williamhbrown.co.uk/Property/NEA119758)



**welcome to**

## **Goddard Avenue, Hull**

- Ideal first time Buyer home
- Close to Local amenities
- Easy bus routes to city centre
- Open plan lounge/diner

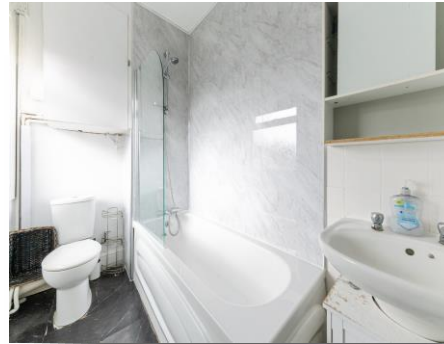
Tenure: Freehold EPC Rating: E  
Council Tax Band: A

offers in excess of

**£120,000**

### **directions to this property:**

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447746



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NEA119758](http://williamhbrown.co.uk/Property/NEA119758)



Property Ref:  
NEA119758 - 0003

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](mailto:NewlandAvenue@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**