



124 Goddard Avenue, Hull, East Yorkshire, HU5 2BA

- Three Bedroom Mid Terrace House
- Close to Amenities and Schooling
- Entrance Hall with Stairs off
- Kitchen with Rear Lobby with GF WC off
- Rear Garden Area
- Located off Newland Avenue
- Requires a Scheme of Improvements
- Lounge and Dining Room
- First Floor with Three Bedrooms and Shower wet Room
- Gas Central Heating System and part Double Glazing

Offers In The Region Of £115,000



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Three bedroom mid terrace house, located off Newland Avenue. The property requires a scheme of updating throughout. The accommodation comprises:- Entrance hall, lounge and dining areas, kitchen, rear lobby with ground floor WC. On the first floor can be found the three bedrooms and a shower/wet room. Front forecourt and rear garden area. Gas central heating system and part double glazing. No Forward Chain. Viewing via Leonards please.

Location

Located off Newland Avenue, the property is well placed for a host of amenities nearby including Post Office, Bank, convenience shops and eating facilities. Hull University is within a short commute along Cottingham Road and via Princes Avenue there is access to Pearson Park. The city centre is also within a short drive and offers an extensive range of shopping, transport and leisure facilities.

Entrance Hall

Main part glazed entrance door provides access into the property. Stairs leading off to the first floor accommodation and access into ground floor rooms off.

Lounge

13'1" to back of cb x 14'3" to bay (4.003m to back of cb x 4.367m to bay)
Window to the front elevation, radiator, gas fire and access into:

Dining Room

11'5" to back of cb x 15'2" into bay (3.485m to back of cb x 4.647m into bay)
Window to the rear elevation and radiator.

Kitchen

7'11" max x 9'10" + recess areas. (2.431m max x 3.010m + recess areas.)
Base and wall units, single drainer sink unit. Window to the side elevation, part tiled walls, radiator and under stairs and recess areas off.

Rear Lobby

4'7" x 9'2" (1.400m x 2.802m)

Believed to be a single brick instruction with side door and window. Additional window to the rear and access into store area and GF WC off.

First Floor Landing

Bedroom One

12'11" to back of cb x 14'6" into bay (3.944m to back of cb x 4.445m into bay)
Bay window to the front elevation, radiator, cupboard and fire (not in use).

Bedroom Two

13'3" to back of cb x 13'2" (4.050m to back of cb x 4.029m)
Bay window to the front elevation, radiator, cupboard and fire (not in use).

Bedroom Three

5'9" x 8'6" (1.764m x 2.591m)
Window to the front elevation.

Shower Wet Room

8'1" x 5'4" (2.469m x 1.646m)

Shower unit, wash hand basin and WC. Window to the rear elevation, cupboard and part tiled walls.

Outside

There is a small front forecourt area and side pedestrian shared passageway access to the rear. The established rear garden is well stocked.

Energy Performance Certificate

The current energy rating on the property is D (61).



Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number 00060130012408. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

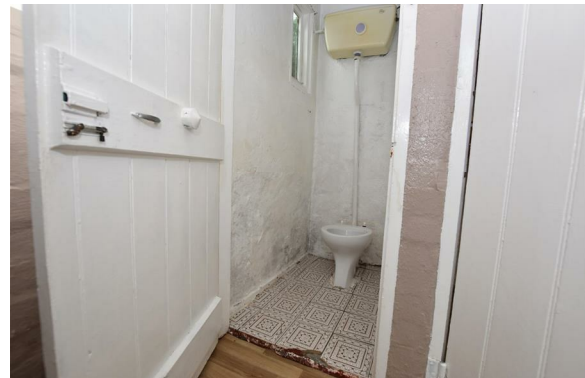
The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

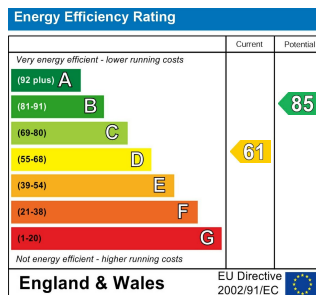
Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777





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