

LEONARDS

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124 Goddard Avenue, Hull, HU5 2BA

- Well Presented and Improved Mid Terrace House
- Close to Amenities and Schooling
- Lounge with Dining Area
- Three First Floor Bedrooms
- Front Forecourt and Rear Garden Area
- Located off Newland Avenue
- Entrance Hall with Stairs off
- Newly Fitted Kitchen with Rear Lobby and GF WC
- Newly Fitted Bathroom Suite
- Gas Fired Central Heating System and Part Double Glazing

Offers In The Region Of £155,000



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124 Goddard Avenue, Hull, HU5 2BA

Three bedroom mid terrace house, located off Newland Avenue. The property has undergone a recent scheme of decorating and freshening up with flooring and carpets. Having a newly fitted kitchen and bathroom suite the house is ready to move straight in! 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 bathroom. Front forecourt and rear garden area. Gas central heating system and part double glazing. No Forward Chain. Viewing via Leonards.

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. Radiator and 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, feature fireplace 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 radiators.

Kitchen

7'11" max x 9'10" + recess areas (2.431m max x 3.010m + recess areas)
Newly fitted with a range of base and wall units, single drainer sink unit. Electric oven with hob. 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 construction with side door and window. Wall mounted gas fired central heating boiler. 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 and cupboard.

Bedroom Two

13'3" to back of cb x 13'2" (4.050m to back of cb x 4.029m)
Window to the rear elevation, radiator and cupboard.

Bedroom Three

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

Bathroom

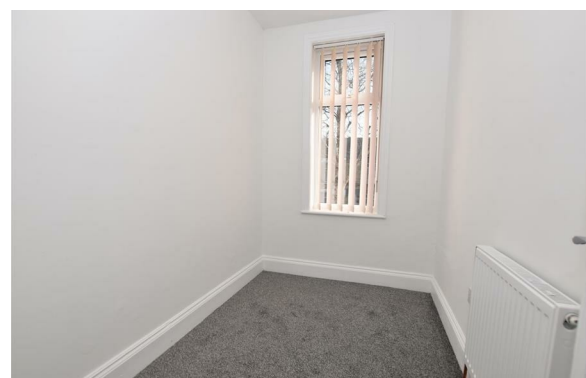
8'1" x 5'4" (2.469m x 1.646m)
Newly fitted with a white three piece suite of bath with electric shower over with screen, vanity unit with wash hand basin. WC. Towel rail radiator, Window to the rear elevation, cupboard and part tiled walls.

Outside

There is a small front forecourt area and side pedestrian shared passageway access to the rear. The pleasant rear garden is a blank canvass allowing the buyer to put their own stamp on this space.

Energy Performance Certificate

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



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. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

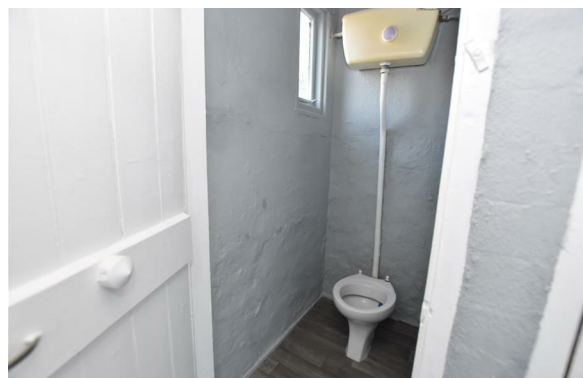
The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

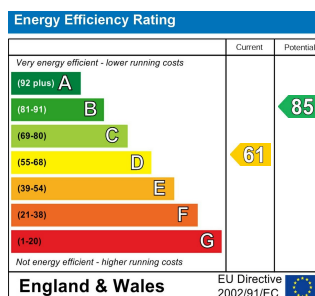
Free Sales Market Appraisal/Valuation

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.





124 Goddard avenue, Hull



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.