

2 Bedroom Semi Detached House

Eldon Grove, Goddard Avenue, Hull, HU5 2AP

£119,950



- APPEALING BAY FRONTED PROPERTY • SPACIOUS THROUGH LOUNGE • 2 BEDROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING





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This is a perfect opportunity to acquire an appealing, bay fronted property with lots of character!

The super smart property is arranged to 2 floor and briefly comprises of an entrance hall which extends through to a spacious bay windowed through lounge with a dining area, the kitchen is fitted with a range of matching units which are further complemented with coordinating fixtures & fittings.

To the first floor are 2 bedrooms and a spacious bathroom.

Outside to the rear is a pretty courtyard garden with a patio/seating area inset.

Additionally, the property benefits from a gas central heating system and double glazing.

Location

Ideally located within a popular residential villa off Goddard Avenue.

Within walking distance is Newland Avenue which has a great choice of popular, independent traders and multi cultural cafe bars and restaurants.

Other amenities include regular public transport links, schools, colleges and academies and The University of Hull.

Along the neighboring Princes Avenue, there is the historic Pearson Park and a further choice of well visited cafe bars and restaurants.

Property Description

Ground Floor

Entrance - Entrance door with overhead screen window leading to the entrance hall...

Entrance Hall - Spindle staircase off to the first floor.
Mid-level dado rail.
Radiator.
Laminate flooring.

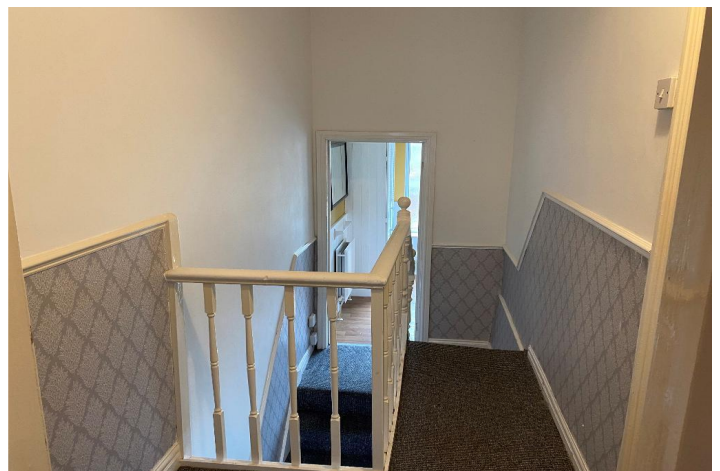
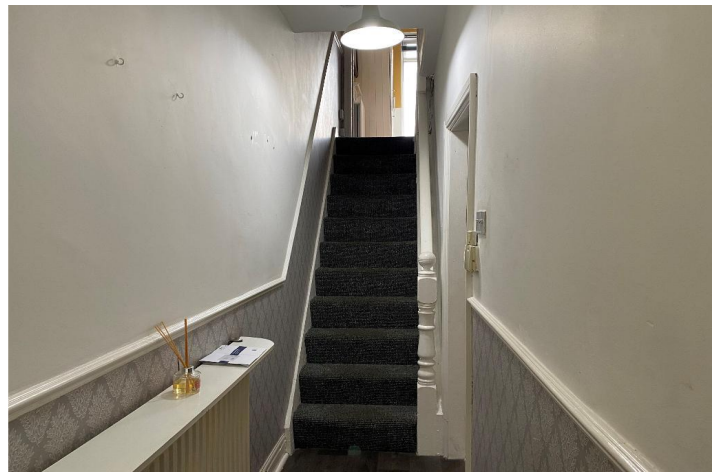
Lounge/Dining Area - 24' 4" x 10' 11" (7.44m x 3.35m)

Extremes to extremes
Double glazed bay window with dual aspect over the front and rear garden area.
Modern fireplace with matching back and hearth, housing a stone pebble effect electric fire.
Under stairs cloaks recess/meter cupboard.
High level picture rail.
Partial feature wall paneling.
Built in window seat with storage.
Radiators.
Partial laminate flooring to the dining area.

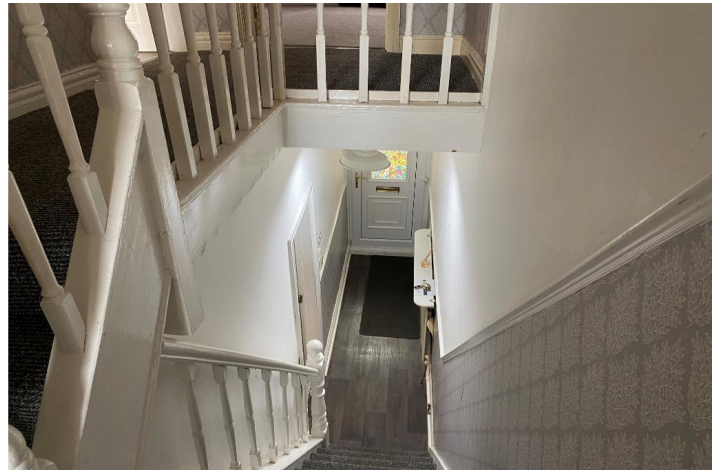
Kitchen - 8' 9" x 8' 0" (2.68m x 2.44m) Extremes to extremes

Double glazed window with aspect over the rear garden area.
Range of base, drawer and wall mounted units with brushed steel effect handle detail.
High gloss laminate work surface housing a single drainer sink unit with mixer tap over and contrasting tiled surround with mosaic effect tile detail inset.
Space for upright fridge freezer.
Plumbing for automatic washing machine.
Double glazed rear entrance door.

First Floor



Landing - Spindle rail enclosure.
Loft hatch to the roof void.
Dado rail.



Bedroom One - 14' 3" x 9' 11" (4.35m x 3.04m) Extremes to extremes.
Double glazed windows with aspect over the front garden area.
Recess with storage space.
Coving.
Radiator.

Bedroom Two - 11' 10" x 9' 4" (3.63m x 2.86m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator.
Laminate flooring.



Exterior

Rear Garden - Rear garden has been laid with artificial grass for ease of maintenance and has a patio/seating area.
Raised flower and shrub border.
The garden is enclosed with a high level brick boundary and perimeter wall with timber trellis.
There is a high level timber access gate leading onto Goddard Avenue.

Front Garden - Laid with artificial grass for ease of maintenance, with mature flower and shrub borders.
Low level cottage style boundary fence with matching access gate.



Council tax band: A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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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. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

