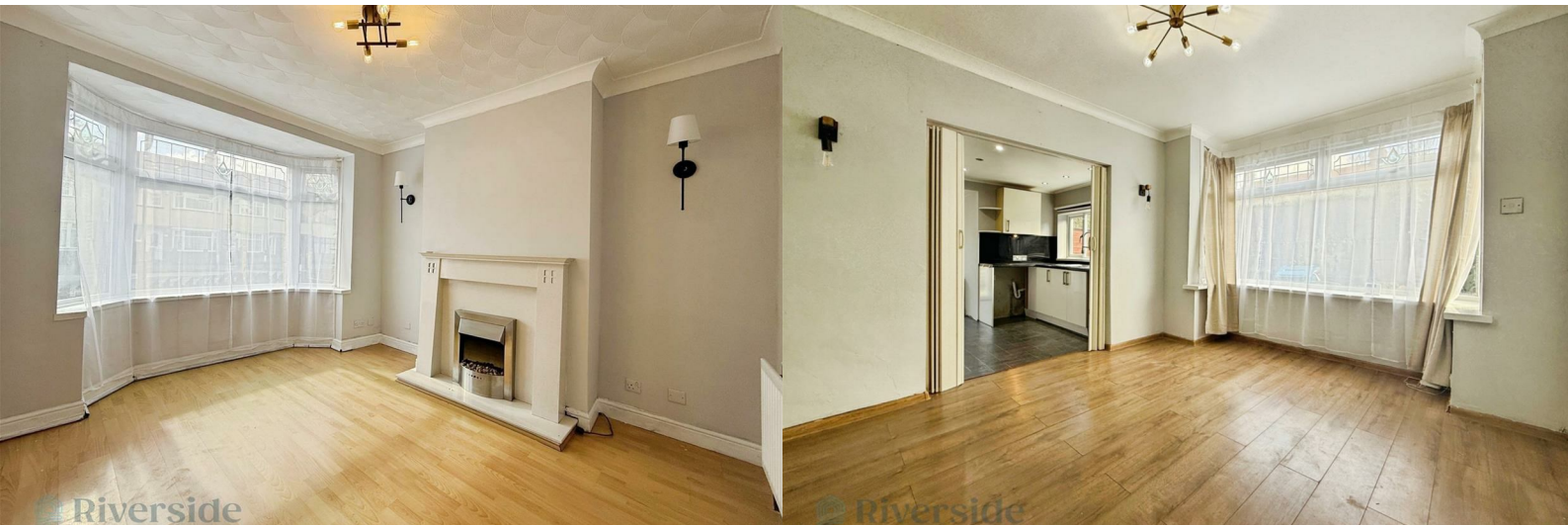




146 Goddard Avenue

, Hull, HU5 2BP

Offers in the region of £160,000



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Ground Floor

Entrance Hallway

Entrance to the side via UPVC double glazed door with windows either side, fixed stair case to first floor level and storage cupboard under the stairs, radiator.

Lounge

12'5" x 10'7" (3.80m x 3.23m)

A bright room with UPVC double glazed bay window to the front, feature fireplace marble effect hearth and surround housing an electric fire, laminate flooring and radiator.

Dining Room

12'5" x 10'9" (3.81m x 3.29m)

With UPVC box bay window to the side, laminate flooring and radiator. Opening into:

Breakfast Kitchen

10'5" x 15'0" (3.20m x 4.58m)

A modern fitted kitchen to the rear with UPVC double glazed windows to the side and sliding patio doors to the rear garden. Fitted with a range of base and wall mounted units, laminated work surfaces with matching splashbacks, inset stainless steel sink unit, inset four-ring gas hob with extractor over and built in electric oven below. With vinyl tiled flooring and radiator.

First Floor

Central Landing

With UPVC double glazed window to the side. Providing access to all first floor rooms.

Bedroom One

10'6" x 10'10" (3.22m x 3.31m)

Double bedroom to the front with UPVC double glazed window, laminate flooring and radiator.

Bedroom Two

10'7" x 8'11" (3.25m x 2.73m)

Double bedroom to the rear with UPVC double glazed window, laminate flooring and radiator.

Bedroom Three

10'2" x 5'4" (3.10 x 1.63m)

With a UPVC double glazed window to the side, laminate flooring and radiator.

Bathroom

9'10" x 5'6" (3.01m x 1.68m)

Fitted with a four-piece suite in white, comprising panelled bath, enclosed shower cubicle, sink set upon vanity unit with storage below and low level WC. With tiling to splashback areas, vinyl flooring and radiator.

Externally

Outside, the property enjoys gardens to the front, side and rear. The front and side is mostly gravelled for low maintenance and the rear is mostly laid to lawn with a patio area for seating. To the end of the garden is a gate leading to the detached garage.

Council Tax Band

We have been advised the property is council tax band B, payable to Hull City Council.

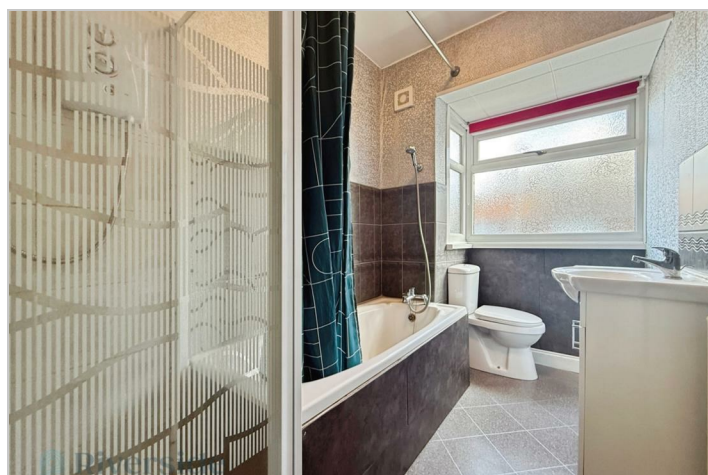
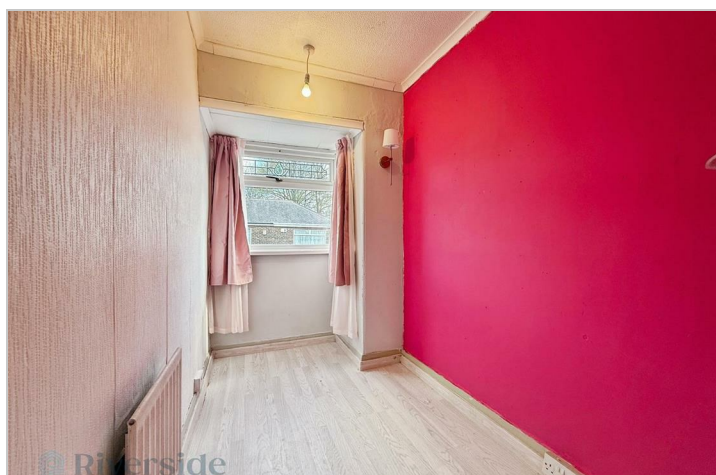
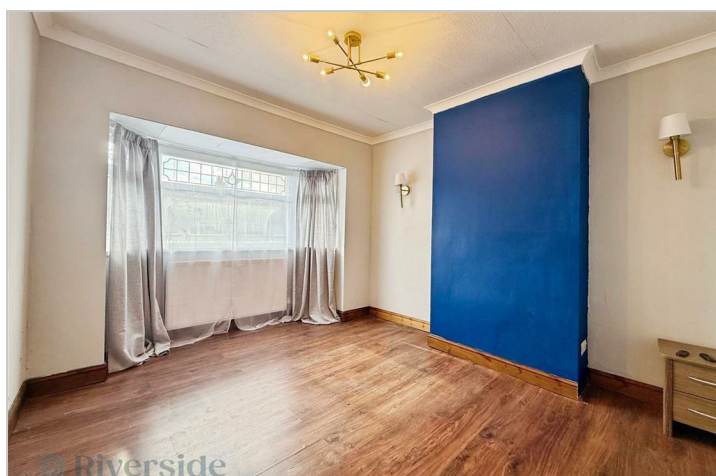
ADDITIONAL INFORMATION

Tenure:

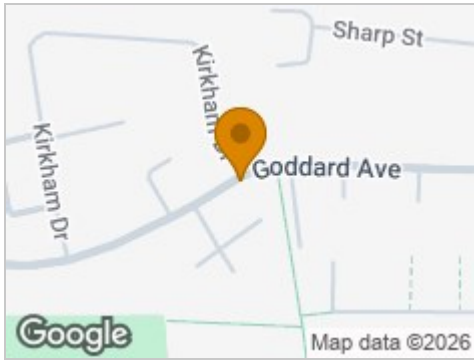
Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



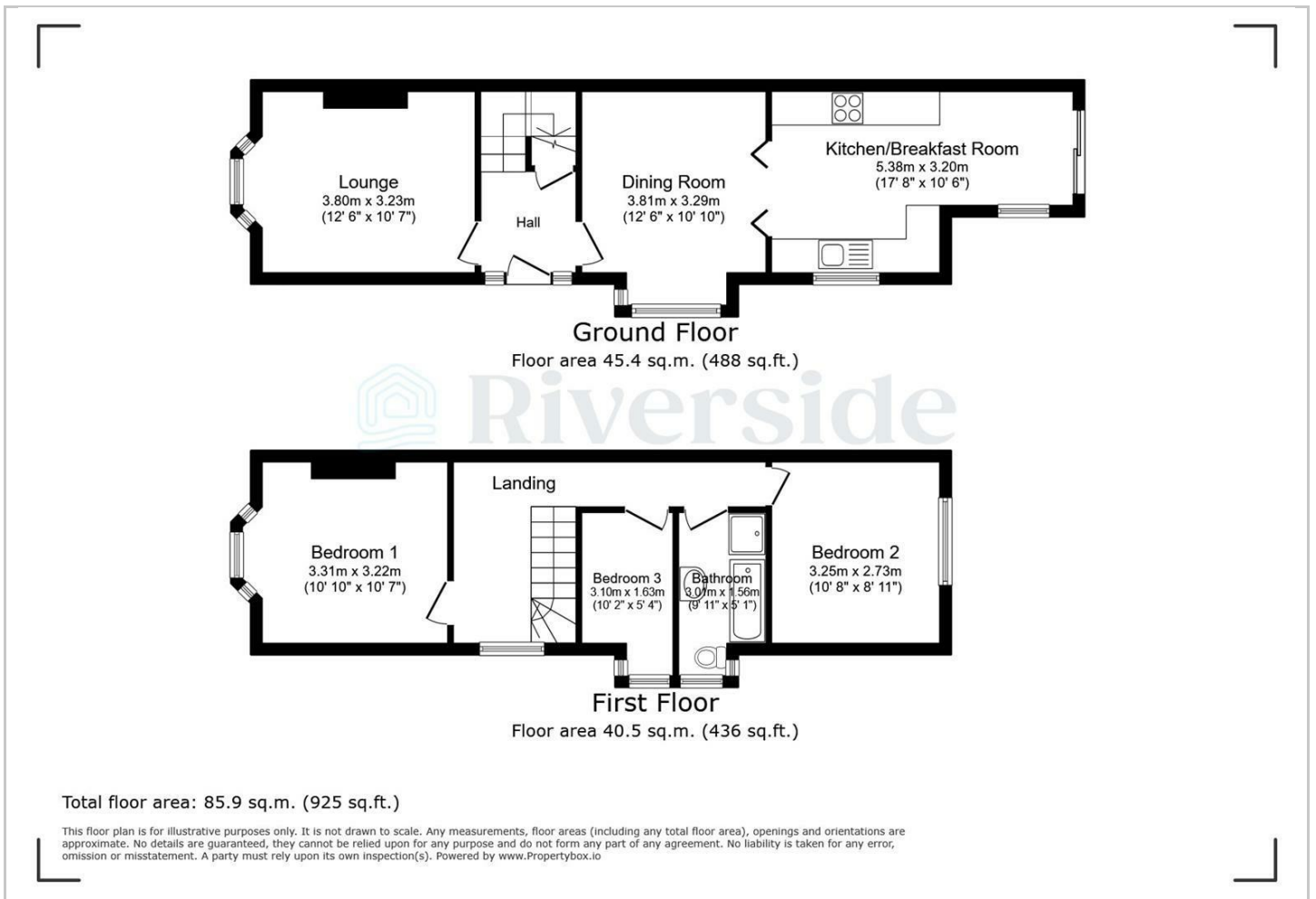
Hybrid Map



Terrain Map



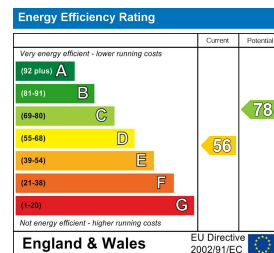
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.