



SYMONDS + GREENHAM

Estate and Letting Agents



2 Eldon Grove Goddard Avenue, Hull, East Yorkshire HU5 2AP

Offers over £100,000

BAY-FRONTED TWO-BEDROOM MID-TERRACE HOME ON POPULAR GODDARD AVENUE, OFFERING SCOPE FOR IMPROVEMENT, A SPACIOUS THROUGH LOUNGE AND REAR COURTYARD GARDEN. CONVENIENTLY LOCATED CLOSE TO NEWLAND AVENUE AND THE UNIVERSITY OF HULL. NO ONWARD CHAIN.

Situated on Goddard Avenue in Hull, this bay-fronted mid-terrace house offers an excellent opportunity for buyers looking for a property they can improve and make their own. Requiring some TLC and updating, it could appeal to first-time buyers keen to take on a project or investors seeking their next purchase.

The accommodation comprises a spacious through lounge, a kitchen, two well-proportioned bedrooms and a bathroom. The property benefits from gas central heating and double glazing, while the rear courtyard garden offers space for outdoor seating and the potential to create an appealing, low-maintenance outdoor area.

The popular location places Newland Avenue's independent shops, cafés, bars and restaurants within easy reach. Public transport links provide access to Hull city centre, with local schools, colleges and the University of Hull also nearby. Princes Avenue and Pearson Park offer further dining and leisure options.

Offered with no onward chain, this property presents an opportunity for those willing to undertake improvements to create a home suited to their own tastes and requirements.

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

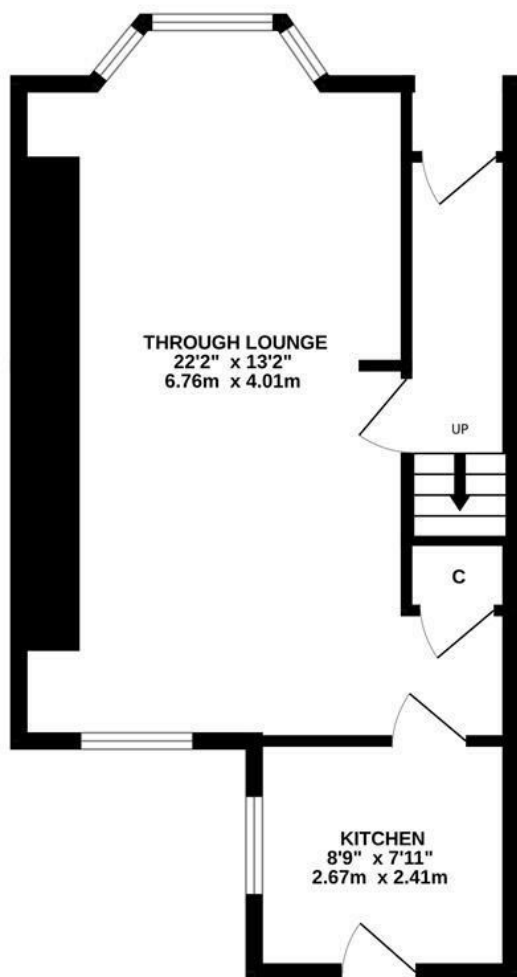
TENURE

Symonds + Greenham have been informed that this property is Freehold.

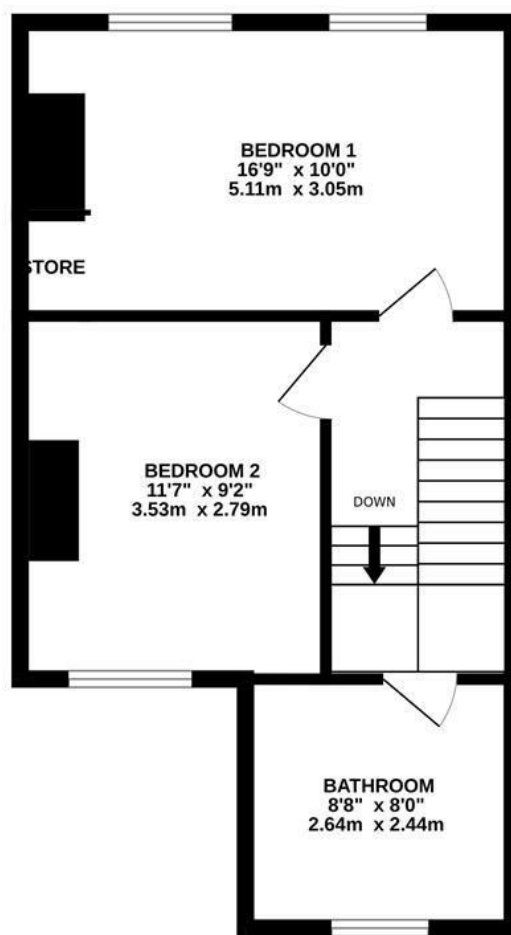
VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

