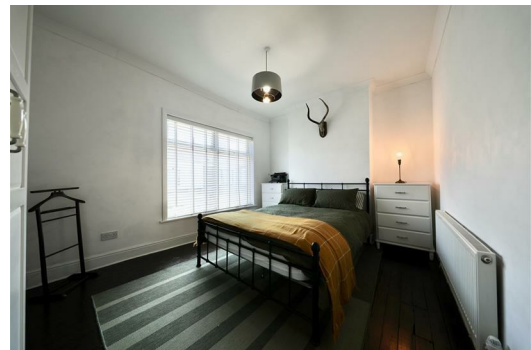




SYMONDS + GREENHAM

Estate and Letting Agents



14 Kings Garden Goddard Avenue, Hull, HU5 2AX

£125,000

IMMACULATELY PRESENTED AND READY TO MOVE INTO WITH NO CHAIN, THIS STYLISH TWO-BEDROOM HOME OFFERS MODERN OPEN-PLAN LIVING, BEAUTIFUL GARDENS, AND A FANTASTIC HU5 LOCATION CLOSE TO NEWLAND AVENUE AND HULL UNIVERSITY.

Nestled in the sought-after HU5 area of Hull, this immaculate and stylish end-terrace house on Goddard Avenue offers a perfect blend of modern living and convenience. The property features a welcoming open-plan living and dining area, with wood burning stove. Ideal for both relaxation and entertaining. The well-appointed kitchen is designed for functionality, making meal preparation a delight.

This charming home features two spacious double bedrooms, providing ample space for rest and personalisation. The modern three-piece bathroom is tastefully designed, ensuring comfort and style. Additionally, the property benefits from well-maintained front and rear gardens, perfect for enjoying the outdoors or hosting gatherings.

Kings Gardens, located just off Goddard Avenue, places you within easy reach of local amenities along Newland Avenue. Here, you will find a variety of shops, bars, bistros, and restaurants, catering to all your needs. The property is also conveniently situated for Hull University, making it an excellent choice for students or staff, and is within a reasonable distance to Hull City Centre, offering further shopping and entertainment options.

This delightful home is not only a fantastic living space but also a gateway to a vibrant community. Whether you are a first-time buyer, a small family, or an investor, this property presents an excellent opportunity to enjoy comfortable living in a prime location.

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

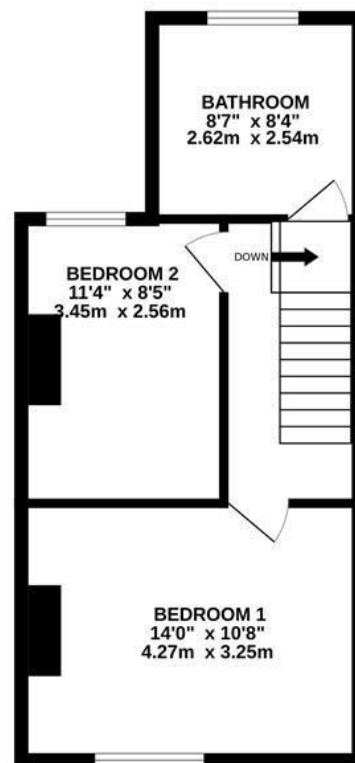
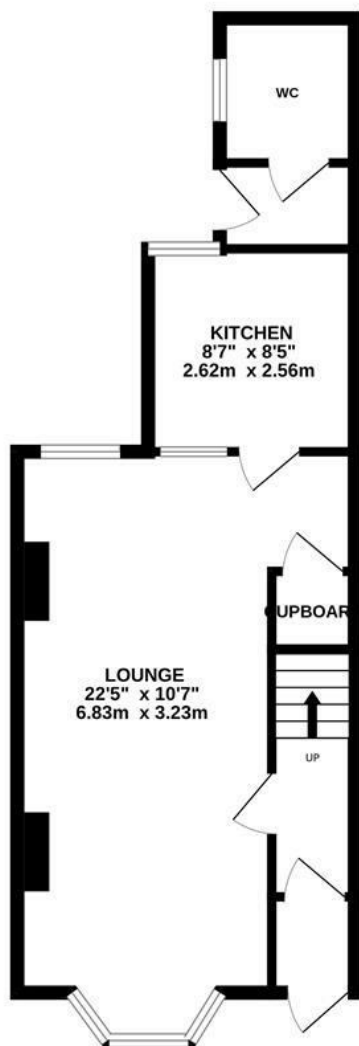
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

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.



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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(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	
(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	

