



**Queens Gardens Goddard Avenue, Hull HU5 2AY**

**welcome to**

**Queens Gardens Goddard Avenue, Hull**

Situated in this ever popular location, the property is beautifully presented and is close to an array of amenities.



### **Entrance Hall**

With a door to the front leading into the property, a radiator, stairs leading to the upper floor and access to the lounge and dining room.

### **Lounge**

13' 5" x 13' 4" ( 4.09m x 4.06m )

With a radiator and a double glazed bay window to the front.

### **Dining Room**

12' 11" x 9' 10" ( 3.94m x 3.00m )

With a radiator and a double glazed window to the rear.

### **Kitchen**

10' 3" x 8' 10" ( 3.12m x 2.69m )

Housing a fitted kitchen with a range of wall and base units, a sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, plumbing for a washing machine, space for a fridge freezer and a door leading to the utility room.

### **Utility Room**

With a door leading to the rear garden.

### **Bedroom 1**

13' 9" x 11' 3" ( 4.19m x 3.43m )

With a radiator and a double glazed window to the front.

### **Bedroom 2**

10' 2" x 9' ( 3.10m x 2.74m )

With a radiator and a double glazed window to the rear.

### **Bedroom 3**

9' 11" x 9' 11" ( 3.02m x 3.02m )

With a radiator and a double glazed window to the rear.

### **Bathroom**

With a W/C, a wash hand basin, a bath with a shower over and a double glazed window to the front.

### **Front Garden**

With a path leading to the door, a gravel area, a wooden fence surround and a wooden gate.

### **Rear Garden**

With a concrete patio area, a gravel area, a block paved area, a shed and a wooden fence surround.



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## Queens Gardens Goddard Avenue, Hull

- Deceptively spacious
- Turn-key condition
- Highly sought after location
- Low maintenance rear yard

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£150,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
NEA120573 - 0004

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### directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748



william h brown



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