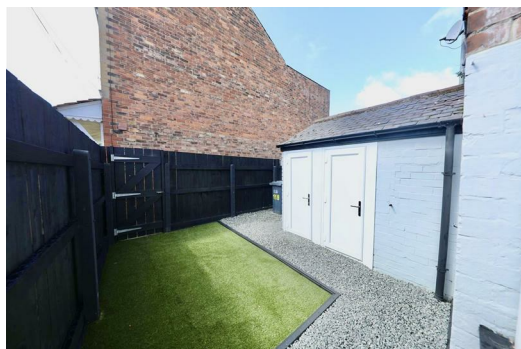




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 119 Goddard Avenue, Hull, HU5 2AW

### £135,000

Situated on the ever popular Goddard Avenue in the heart of HU5, this well presented two bedroom end terraced home presents an excellent opportunity for first time buyers, downsizers and investors alike. Ideally positioned within easy reach of the vibrant amenities on Newland Avenue and Chanterlands Avenue, the property also benefits from excellent transport links and convenient access to the city centre.

Well looked after by the current owner, the accommodation briefly comprises an entrance hall, a bright and welcoming living room with attractive bay window, a separate dining room ideal for both everyday living and entertaining, and a well appointed kitchen to the ground floor. Please note, the living and dining room could be knocked through to create an open plan living space.

To the first floor are two generous double bedrooms, both well proportioned and comfortable, together with a spacious family bathroom.

Externally, the property continues to impress with a fantastic low maintenance rear garden, thoughtfully designed with artificial lawn and seating areas to enjoy throughout the year. There is also gated rear access to the tenfoot and two traditional brick built outhouses, one benefitting from a power supply and plumbing for washing machine, offering useful additional storage.

Offering character, practicality and a highly sought after location, this is a home that is ready to move into and not to be missed.

**BOOK YOUR VIEWING NOW!**

### 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.

### VIEWINGS

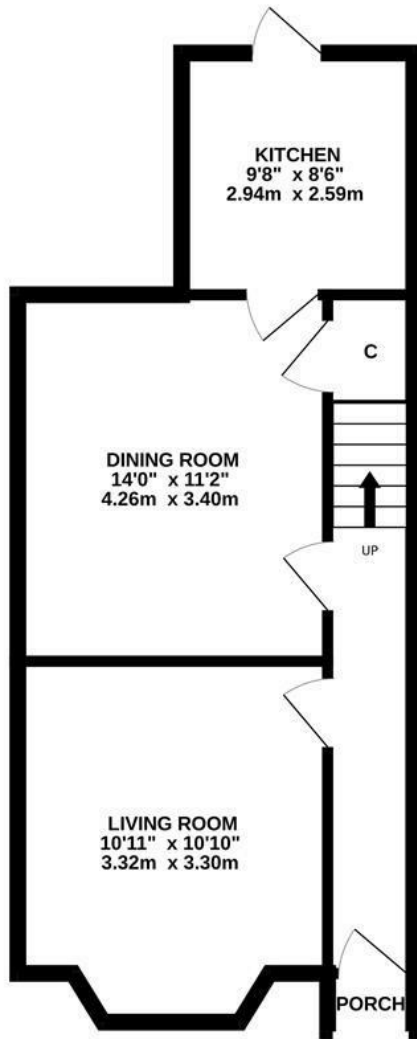
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### TENURE

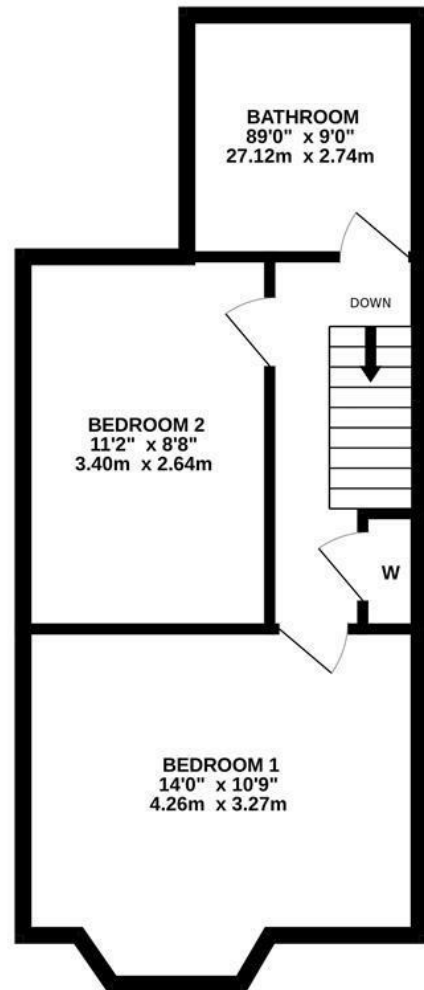
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

GROUND FLOOR  
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.5 sq.m.) approx.

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.  
Made with Metropix 5/2025

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

