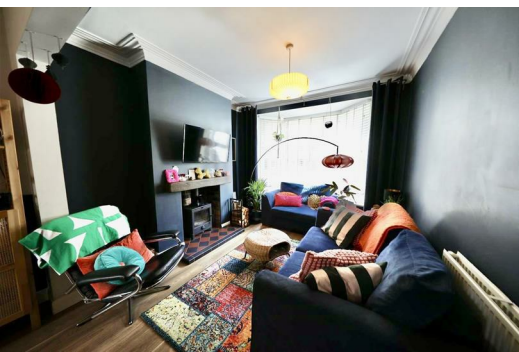




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 The Beeches Goddard Avenue, Hull, HU5 2BG**

### **£120,000**

Symonds and Greenham are delighted to bring to the market this superb two bedroom mid terraced home, located on The Beeches just off Goddard Avenue in the ever popular HU5 area. Perfect for first time buyers, the property has been transformed by the current owner into a stylish and welcoming home, combining cosy character with modern presentation and offering a true move in ready finish throughout.

Set within a quiet and friendly residential position just off the main road, the property enjoys a peaceful neighbourhood feel while remaining within easy reach of the vibrant amenities of Newland Avenue, Chanterlands Avenue and Princes Avenue, placing it at the heart of HU5's lively and highly desirable community.

The accommodation briefly comprises an entrance hall leading into a spacious and well presented open plan living and dining area, complete with a bay window and log burner which create a warm and inviting focal point. The modern fitted kitchen sits to the rear of the property and is finished to a high standard, offering both style and practicality.

To the first floor are two beautifully presented bedrooms, both offering comfortable and versatile space, along with a stunning and contemporary family bathroom.

Externally, the property enjoys a fantastic west facing rear garden, a real sun trap that provides the perfect setting for outdoor dining, entertaining and relaxation during the warmer months. The garden also benefits from two useful outhouses, one of which houses a working WC, adding excellent convenience to the outdoor space. To the front there is a small garden, enhancing the overall kerb appeal.

This is a truly impressive home in one of HU5's most desirable and vibrant locations and early viewing is highly recommended.

### **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.

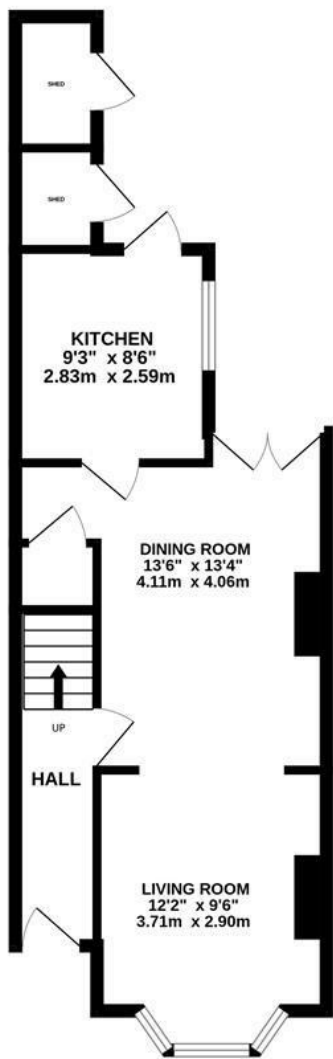
### **TENURE**

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

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

### **VIEWINGS**

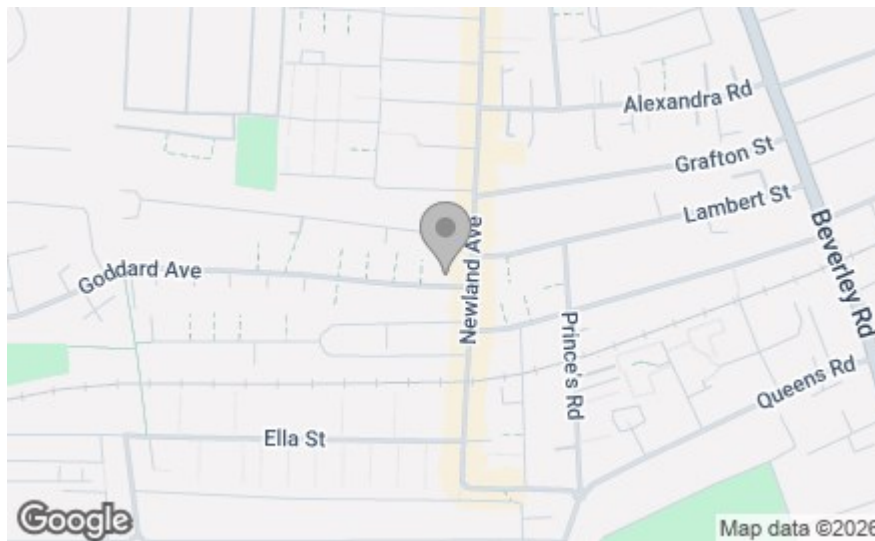
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



TOTAL FLOOR AREA : 695 sq.ft. (64.6 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.

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

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