

**staniford**  
grays



136 Goddard Avenue, Hull, HU5 2BA

£120,000





# 136 Goddard Avenue

Hull, HU5 2BA

- SUPERB LOCATION
- GENEROUS SIZE
- 3 WELL PROPORTIONED BEDROOMS
- WEALTH OF POTENTIAL
- APPROACHING 1100 SQUARE FEET
- NO ONWARD CHAIN
- FULL RE-MODELLING POTENTIAL
- CHARACTER APPEAL
- ON STREET PARKING

A SUPERB OPPORTUNITY WITH FURTHER SCOPE FOR IMPROVEMENT.

This deceptively spacious home offers a generous and private plot environment all within a convenient and popular residential setting.

The property would be suitable for purchasers looking to the advantage of 3 generous bedrooms, all within a character dwelling and established street scene.

Living accommodation is provided to two floor levels with the spacious layout comprising; entrance hallway, reception lounge, dayroom/dining area and kitchen. To the first floor level two double bedrooms lead from a landing to include a house bathroom and access to a further single bedroom.

The property benefits from a large private rear garden with shared walkway and ample on street parking.

VIEWING AVAILABLE BY APPOINTMENT WITH NO ONWARD CHAIN.



£120,000



## GROUND FLOOR

### STORM PORCH / ENTRANCE

Accessed via hardwood entrance door with oak staircase and balustrade leading to first floor level, understairs storage cupboard. Leads to...

### RECEPTION LOUNGE

14'5" x 13'0" (4.40 x 3.98)

With double glazed bay window, central focal point provided via gas fire insert, ample room for lounge furniture, a number of traditional details include ceiling rose, picture rail, deep skirtings and deep coving also.

### DINING ROOM

11'3" x 13'0" (3.45 x 3.97)

A versatile second reception space, potential to be used as dining area or sitting room, of an excellent size with good levels of natural daylight, full garden views via uPVC double glazed window to rear.

### BREAKFAST KITCHEN

16'1" x 8'2" (4.91 x 2.51)

(at longest and widest point)

Traditionally styled with a range of fitted wall and base units, inset sink and drainer, space for undercounter white goods and freestanding appliances, two uPVC double glazed windows to side elevation, space for breakfast table to alternate room length. Gives access to...

### REAR LOBBY

With cupboard and uPVC double glazed door leading to garden.

### W.C

With low flush w.c and wash hand basin.

## FIRST FLOOR

### LANDING

A split level landing gives access to three bedrooms and house bathroom, loft access point, rooflight.

### BEDROOM ONE

13'6" x 15'7" (4.14 x 4.77)

With double glazed walk-in bay window to front elevation.

### BEDROOM TWO

11'10" x 13'1" (3.62 x 3.99)

With uPVC double glazed window to the rear elevation, decorative fire insert, fixed cupboard, of double bedroom proportions.

### BEDROOM THREE

8'7" x 5'9" (2.62 x 1.77)

With double glazed window to the front outlook, fitted wardrobe to wall length.



#### HOUSE BATHROOM

8'2" x 6'8" (2.51 x 2.05)

Traditionally styled with pannelled bath with showerhead and console over, pedestal wash hand basin, low flush w.c, wall mounted combination boiler, uPVC privacy window to rear elevation.

#### OUTSIDE

The subject dwelling offers full scope for a program of internal renovation and upgrade, being in close proximity to Newland Avenue and being a popular residential area of similarly styled character bay-fronted dwellings.

On-street and unallocated parking is offered to the immediate frontage, with wrought iron fencing and gate providing access to the property itself.

Gated and shared side alleyway leads to the garden rear, with expansive grass, planting shrubbery and borders, with excellent levels of privacy and seclusion, with further scope for landscaping.

#### AGENTS NOTE

The subject dwelling is offered to the market with no onward chain and would remain ideal for owner occupiers looking to undertake a program of modernisation or alternatively, developers looking to enhance, improve and uplift the value. Viewing is available via the sole selling agent Staniford Grays.

#### FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

#### SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current Kingston Upon Hull City Council tax band is 'A'.

#### TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

#### VIEWING

Strictly by appointment via sole selling agent, Staniford Grays.

Website- Stanifords.com Tel: (01482) 631133

E-mail: swansales@stanifords.com

#### WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

#### MORTGAGE CLAUSE

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

Preferred partner- Green & Green Mortgage & Protection — Your Local Mortgage Partner for Hull & East Yorkshire

At Green & Green, we specialise in supporting home-buyers in Hull and the surrounding areas with expert mortgage and personal insurance advice. With our independent status, we access hundreds of lenders to find the right deal for each person's unique situation.

#### PROPERTY PARTICULARS-DISCLAIMER PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

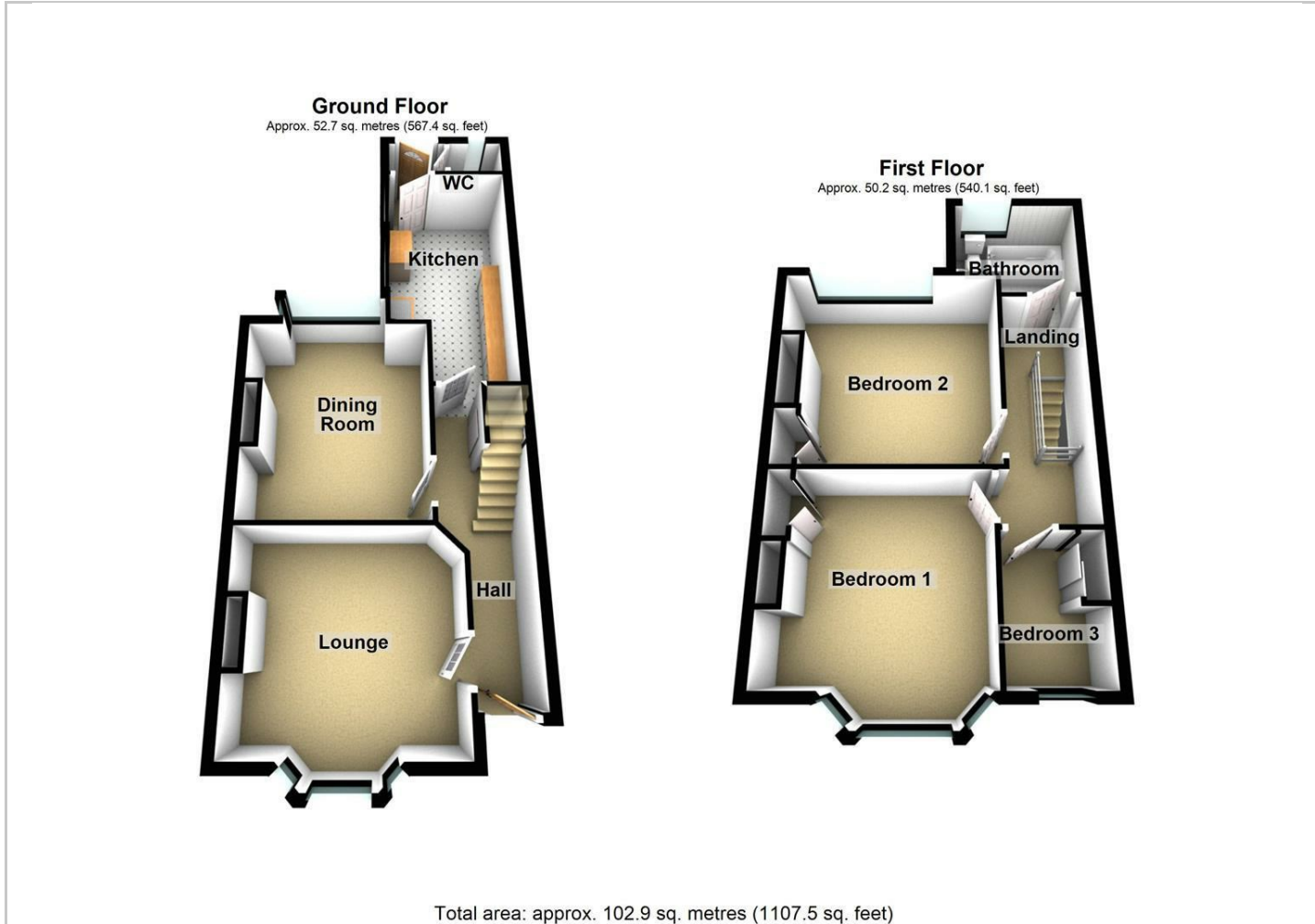
If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### FEES

The agent confirms that vendors and prospective purchasers may be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



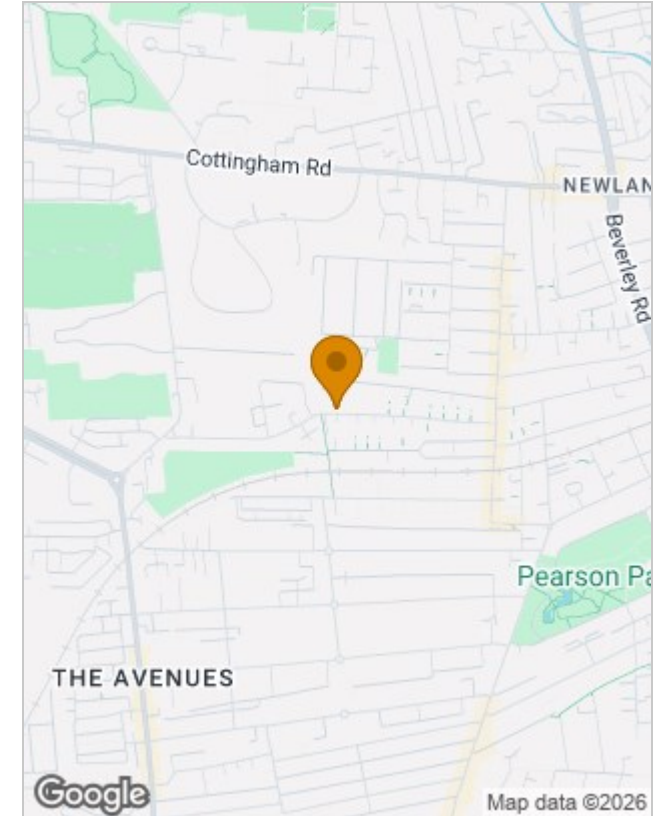
## Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 West End, Swanland, HU14 3PE  
Tel: 01482 631133 Email: swansales@stanifords.com

## Location Map



## Energy Performance Graph

