



SYMONDS + GREENHAM

Estate and Letting Agents



2 Eldon Grove Goddard Avenue, Hull, East Yorkshire HU5 2AP £110,000

BAY-FRONTED TWO-BEDROOM MID-TERRACE HOME ON POPULAR GODDARD AVENUE, FEATURING A SPACIOUS THROUGH LOUNGE, COURTYARD GARDEN, AND A PRIME LOCATION CLOSE TO NEWLAND AVENUE AND THE UNIVERSITY OF HULL.

Nestled on the charming Goddard Avenue in Hull, this delightful bay-fronted mid-terrace house offers an excellent opportunity for first-time buyers or astute investors. The property boasts a spacious through lounge, providing an inviting space for both relaxation and entertaining guests, while the functional kitchen adds to the practicality of the home. With two well-proportioned bedrooms, this home ensures comfort and versatility for its occupants. The conveniently located bathroom caters to the needs of modern living.

Equipped with a gas central heating system and double glazing, this property promises warmth and energy efficiency throughout the year. Step outside to discover a lovely courtyard garden at the rear, complete with a patio and seating area, perfect for enjoying the outdoors or hosting gatherings with friends and family.

Situated in a popular residential area, this home is just a short stroll from Newland Avenue, where you will find a vibrant selection of independent shops, multicultural café bars, and restaurants. The location is further enhanced by excellent public transport links, making it easy to access local schools, colleges, and the esteemed University of Hull. Additionally, the nearby Princes Avenue offers the picturesque Pearson Park and a variety of well-frequented dining options.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the chance to secure this lovely home in a sought-after location, where comfort and convenience meet in perfect harmony.

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.

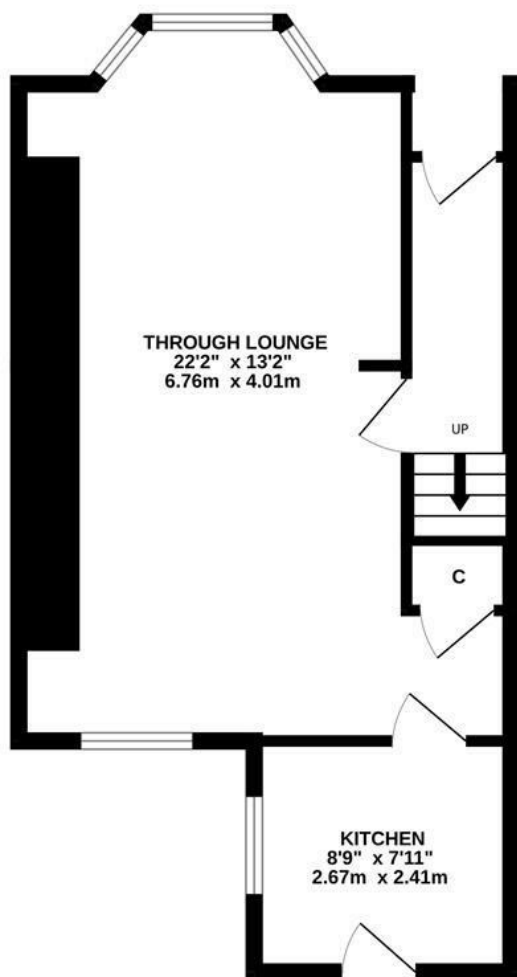
TENURE

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

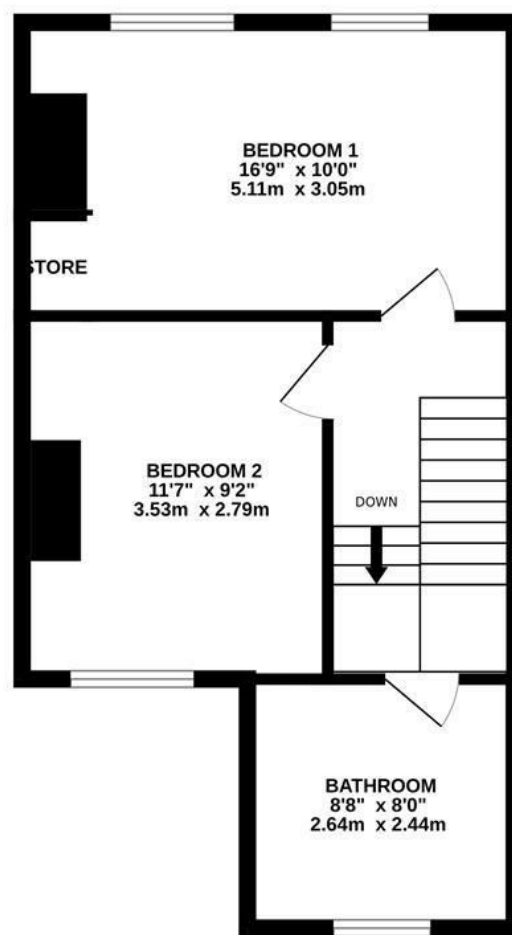
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(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

