



3 Bed End Terraced House

Offers Over

£150,000



Queens Gardens, Goddard Avenue, HULL, HU5 2AY

A truly fine example of a traditional end of terrace house which is perfectly placed within a most sought after residential villa just off the ever popular Goddard Avenue.

The property is presented to a very high standard throughout. Bright and spacious living areas are arranged to 2 floors with a tasteful stylish finish. This appealing property briefly comprises of an entrance porch which leads through to an entrance hall, a cosy well presented bay windowed lounge, a separate dining room, a well equipped kitchen - a great domestic preparation area with space within the dining room for entertaining with friends and family and a rear entrance porch leads directly through to the main rear garden area.

To the first floor, there are 3 aesthetically pleasing and generously proportioned bedrooms and a shower room with white sanitary ware and soft contrasting tiled surround.

Outside to the rear the garden is a low maintenance garden which serves to enhance the overall presentation throughout. A spacious patio/seating area is inset to the main garden area.

As one would expect this lovely property further benefits from a gas central heating system and majority double glazing.

Do not hesitate to view this lovely property - offered with vacant possession on completion and with no chain involved.

Key Features

SOUGHT AFTER LOCATION

BRIGHT AND SPACIOUS
THROUGHOUT

LOUNGE AND DINING ROOM

3 BEDROOMS

GAS CENTRAL HEATING SYSTEM

VACANT POSSESSION ON
COMPLETION

NO CHAIN INVOLVED

MUST BE VIEWED

Location

The area is highly popular and well known for its wealth of amenities nearby.

The neighbouring Newland Avenue has a superb choice of independent local traders to include a health centre, dentists, opticians, post office and library.

Just around the corner within a short stroll from the property is the well visited historic Pearson Park, it's just minutes away from the property.

Furthermore, there are busy, vibrant multicultural cafe bars and restaurants which are great for socialising with friends and family!

Regular public transport links create easy access to the city centre and surrounding areas.

Property Description

Ground Floor

Entrance - Part glazed entrance porch leads through to a double glazed front entrance door with matching side screen window. This leads through to the entrance hall.

Entrance Hall - Spindle staircase off to the first floor.

Under stairs storage/meter cupboard.

Low level meter cupboard.

Radiator.

Oak grained effect laminate flooring.

Lounge - 13' 8" x 13' 2" (4.17m x 4.02m) Extremes to extremes.

Double glazed bay window with aspect over the front garden area.

Modern fireplace with matching back and hearth housing a coal effect electric fire.

Wall light points.

Coving.

Radiator.

Dining Room/Rear Sitting Room - 13' 0" x 9' 10" (3.97m x 3.01m) Extremes to extremes.

Double glazed bay window with aspect over the rear garden area.

Chimney breast with a mid level coal effect living flame gas fire.

Coving.

Radiator.

Oak grained effect laminate flooring.

Kitchen - 10' 4" x 8' 8" (3.15m x 2.66m) Extremes to extremes.

Windows looking through to a rear entrance porch.

Range of matching base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating fine granite effect roll edged laminate work



surface houses hob, built in oven beneath and a stainless steel funnel hood extractor fan over with a feature brick effect splash back surround.

A further work surface houses a single drainer sink unit with a swan neck mixer tap over also with a feature brick effect tiled splash back surround.

Plumbing for automatic washing machine.

Space for upright fridge/freezer.

Coving.

Oak grained effect laminate flooring.

First Floor

Landing - Loft hatch through to the roof void with pull down ladder and space for storage.

Spindle rail enclosure.

Bedroom One - 13' 9" x 11' 3" (4.22m x 3.45m) Extremes to extremes.

Double glazed window with aspect over the front garden area.

Coving.

Radiator.

Bedroom Two - 10' 3" x 9' 0" (3.13m x 2.76m) Extremes to extremes plus door access.

Double glazed window with aspect over the rear garden area.

Coving.

Wall mounted gas central heating boiler.

Radiator.

Bedroom Three - 9' 11" x 9' 11" (3.03m x 3.03m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.

Radiator.

Bathroom - 3-piece suite comprising of a panel bath with a chrome effect flexi shower over, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.

Chrome fittings to the sanitary ware.

Double glazed opaque window.

Built in cupboard housing the hot water tank and storage space above.

Radiator.

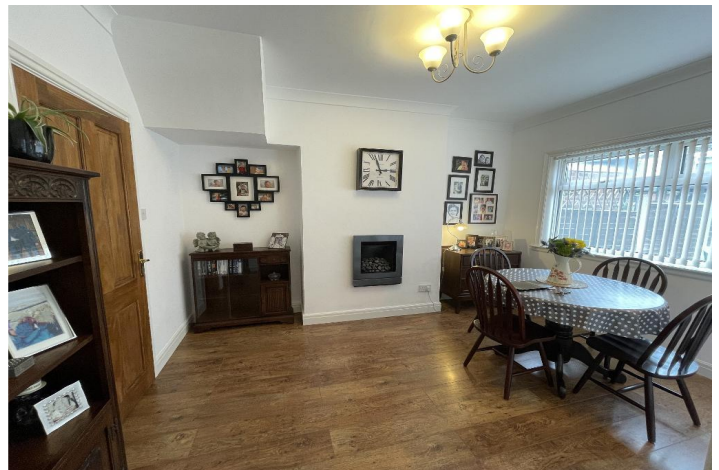
Exterior

Rear Garden - Outside to the rear the garden has been laid for ease of maintenance and further to create a patio/seating area.

The garden has been laid with fine stone gravelling also with a paved patio/seating area adjacent.

The garden is enclosed with a high level timber perimeter fence with a high level timber access gate to the rear.

Small gardeners shed inset to the rear boundary.



Council tax band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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