

## 3 Bedroom Terraced House

Goddard Ave, Hull, HU5 2AZ

£124,950



- FIRST TIME BUYERS OR INVESTORS • SPACIOUS 3 BEDROOM PROPERTY • DUAL-ASPECT THROUGH LOUNGE • HIGHLY POPULAR AREA • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • MUST BE VIEWED





### 3 Bedroom Terraced House

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A very generously proportioned traditional mid-terraced 3 bedroom house which is perfectly placed along a highly popular tree lined Avenue.

The internal accommodation is arranged to 2 floors with an entrance hall, spacious dual-aspect through lounge, fitted kitchen and a bathroom with a white 3-piece suite and shower.

To the first floor there are 3 generously proportioned bedrooms.

Outside to the rear is a courtyard garden.

The property further benefits from a gas central heating system and double glazing.

Internal viewing is highly recommended .

## Location

This lovely property would appeal to first time buyers or investors as there are excellent local shopping centres and supermarkets nearby.

The University of Hull is quite literally around the corner.

Additionally, there are reputable schools and colleges nearby.

Regular public transport connections provide easy access to the city centre and surrounding areas.

For those wishing to spend time with family and friends the area is well known for it's busy vibrant multi-cultural cafe bars and restaurants.

## Property Description

### Ground Floor

**Entrance** - Open arched entrance porch leading to a double glazed front entrance door with double glazed over head screen window leads through to the entrance hall..

**Entrance Hall** - Staircase off to first floor.

Cornice.

Radiator.

Laminate flooring.

**Lounge** - 24' 4" x 10' 8" (7.42m x 3.27m) Extremes to extremes.

Double glazed bay window with aspect over the front forecourt area and further double glazed window with aspect over the rear courtyard area.

Feature fire surround with canopied open grate and tiled insert.

Under stairs cloaks recess and meter cupboard.

Radiators.

Laminate flooring.

**Kitchen** - 9' 3" x 8' 0" (2.84m x 2.44m) Extremes to extremes.

Double glazed window with aspect over the rear courtyard area.

Range of fitted base and drawer units with stainless steel handle detail.

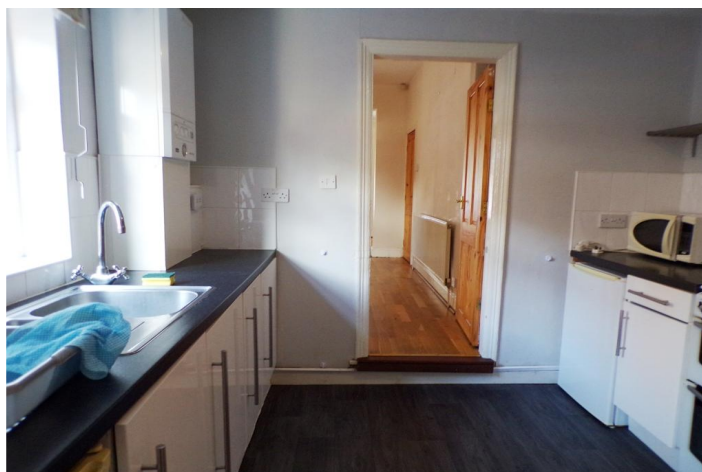
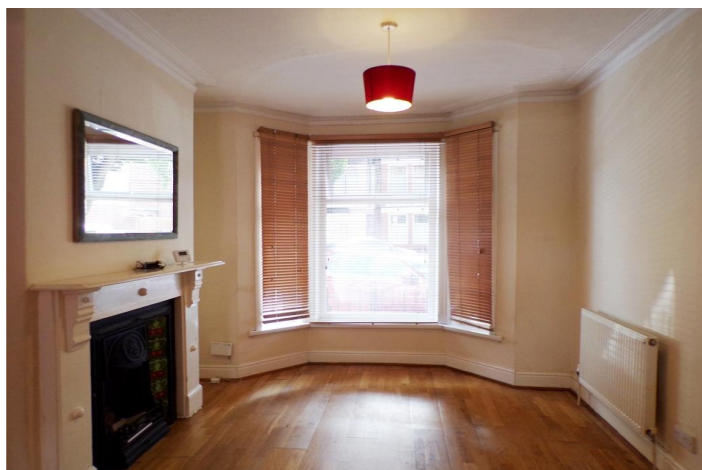
Roll edge laminate work surface housing single drainer sink unit with mixer tap over.

Wall mounted gas central heating boiler.

Contrasting tiled splash back surround.

Radiator.

**Rear Entrance Lobby** - Plumbing for automatic washing machine and storage space above.





Double glazed rear entrance door.

**Bathroom** - White 3 piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush W.C.  
Tiled splash back surround.  
Trevi shower over the bath.  
Chrome fittings to the sanitary ware.  
Radiator.

**First Floor**

**Landing** - Spindle rail enclosure.

**Bedroom One** - 14' 11" x 10' 8" (4.57m x 3.27m) Extremes plus recess to extremes.  
Double glazed bay window with aspect over the front forecourt area.  
Ornate feature bedroom fire surround.  
Built in storage cupboard.  
Radiator.

**Bedroom Two** - 12' 11" x 10' 5" (3.96m x 3.19m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Ornate feature bedroom fire surround.  
Radiator.

**Bedroom Three** - 9' 6" x 8' 0" (2.9m x 2.44m) Extremes to extremes.  
Double glazed window with aspect over the rear courtyard area.  
Radiator.

**Exterior**

**Rear Courtyard Garden** - Walled and enclosed with covered access extending to the front forecourt.

Council tax band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While



we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.



