

Whitakers

Estate Agents



5 Avondale

Goddard Avenue, Hull, HU5 2BH

Asking Price £89,950



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The Accommodation Comprises

Ground Floor

Entrance Hall

With central heating radiator and tiled flooring. Wall mounted alarm pad

Lounge

12'6" max x 12'9" (3.81 max x 3.89)

UPVC double glazed bay window and built in storage. Central heating radiator and Gas fire with tiled inset and hearth and wooden surround

Dining Room

12'9" x 11'3" (3.89 x 3.43)

UPVC double glazed. Built in storage shelves and access to the under stairs storage

Kitchen

8'6" x 9'1" (2.59 x 2.77)

With white floor and eye level units and complimentary work surfaces above. Tiled walls and UPVC double glazed window and a wooden glazed door

First Floor

Landing

Access to the loft space

Bedroom One

16'9" x 10'8" (5.11 x 3.25)

UPVC double glazed window. Fitted wardrobes and shelves. Central heating radiator

Bedroom Two

11'3" x 10'9" (3.43 x 3.28)

UPVC double glazed and central heating radiator

Bathroom

9'2" x 8'6" (2.79 x 2.59)

Part tiled walls with a panelled bath, low flush W.C, pedestal sink, mixer shower and UPVC double glazed window

External

Low maintenance front garden with pathway to storm porch. To the rear is a further enclosed low maintenance garden

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Please Note; this property has been treated for Japanese Knotweed and as such a guarantee is available upon request.

Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

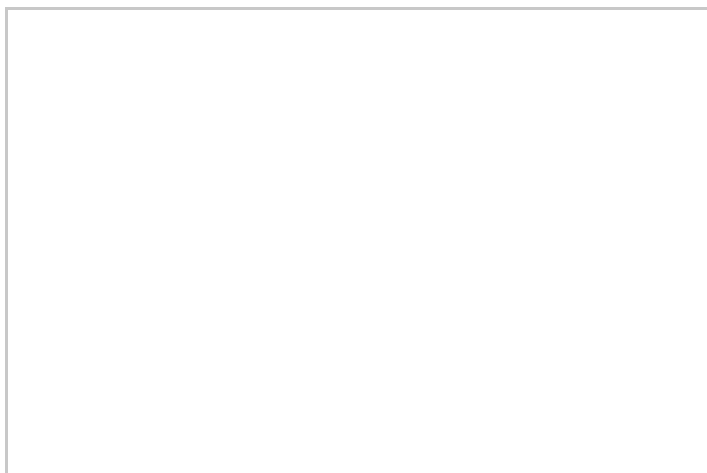
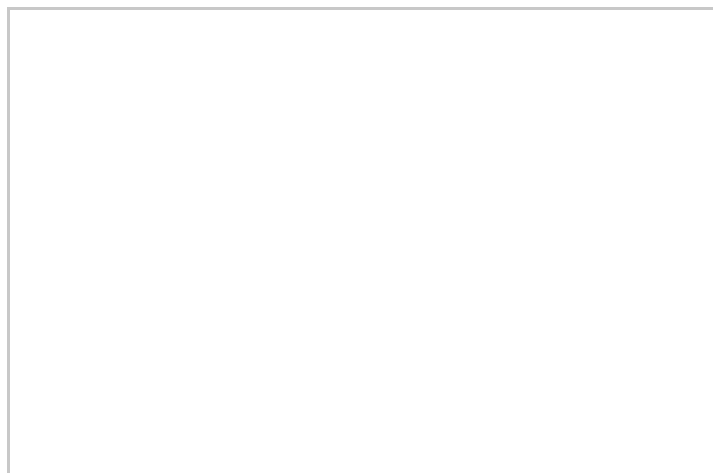
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Tel: 01482 330490

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

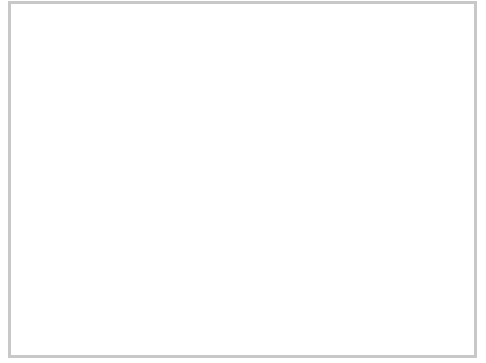
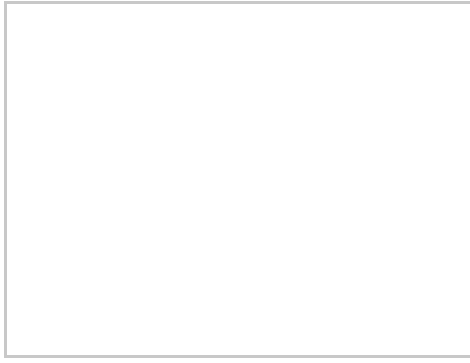
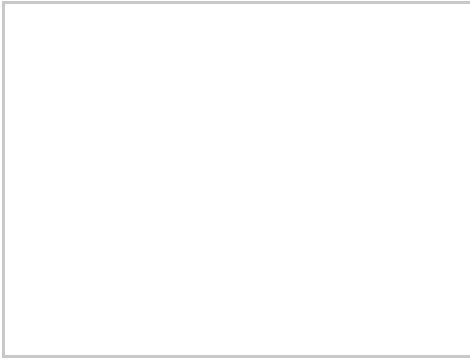
We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.



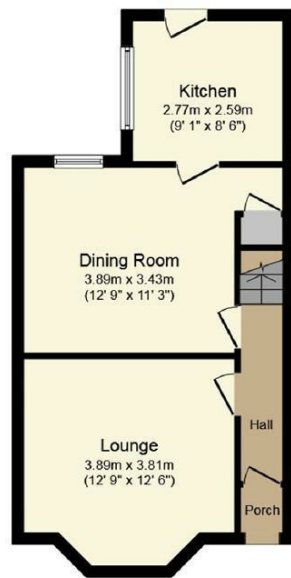
Road Map

Hybrid Map

Terrain Map



Floor Plan



Ground Floor

Floor area 41.0 sq. m. (441 sq. ft.) approx



First Floor

Floor area 40.0 sq. m. (431 sq. ft.) approx

Total floor area 81.0 sq. m. (872 sq. ft.) approx

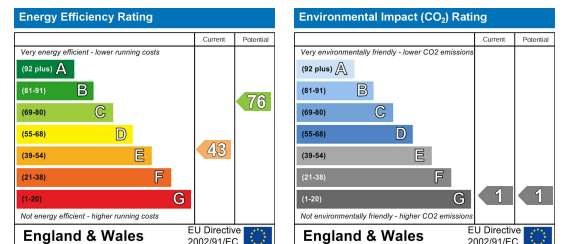
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our Whitakers Estate Agents - West Hull Office Office on 01482 330490 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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