

Whitakers

Estate Agents



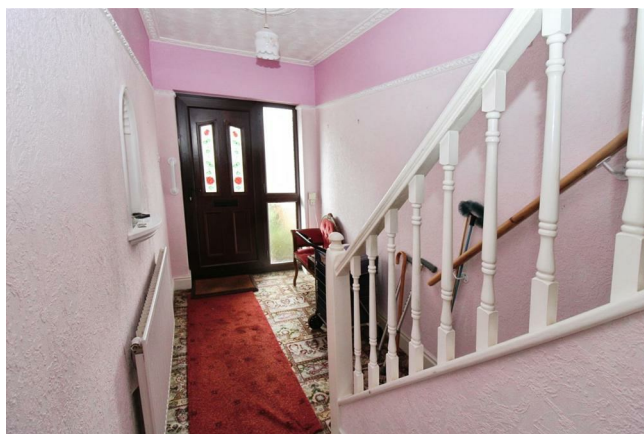
155 Goddard Avenue, Hull, HU5 2BN

Offers In The Region Of £155,000

SITUATED TO THE WEST OF THE CITY WITH ENVIABLE EDUCATIONAL CHOICES FROM PRE -SCHOOL TO UNIVERSITY AND WITHIN A STROLL TO AN ARRAY OF SHOPPING , BARS AND RESTAURANT AMENITIES, THIS TRADIATIONAL STYLE MID TERRACE PROPERTY IS A MUST VIEW FOR THE GROWING FAMILY UNIT. THE ACCOMMODATION BRIEFLY COMPRISES RECEPTION HALL, LOUNGE, DINING ROOM, FITTED KITCHEN, THREE FIRST FLOOR BEDROOMS OF GOOD PROPORTION AND A BATHROOM AND HAS GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING.

SET WITHIN PLEASANT GARDENS WITH REAR VEHICULAR ACCESS, THERE IS A LITTLE UP-DATING REQUIRED AND APPOINTMENTS TO VIEW BY THE DISCERNING PURCHASER ARE WELCOME.

Reception hall 11'8" x 5'7" (3.56 x 1.71)



With staircase off and a radiator and giving access to;

Lounge



A round bay window to the front aspect, feature Adam style fire surround with tiled back and hearth, a radiator and sliding doors give access to:

Dining Room



An Adam style fire surround with tiled back and hearth incorporating a coal effect gas fire. A radiator, useful under stairs storage cupboard and French doors with glazed side screens give access to the rear garden.

Kitchen



A range of fitted floor and wall units with contrasting preparation surfaces having a stainless steel sink unit with mixer tap. Window to the rear and side aspects, half tiled walls, plumbing for an automatic washing machine and integrated appliances include an electric oven, an electric hob and an over head extractor canopy.

First Floor Landing
Giving access to:

Bedroom One



A round bay window to the front aspect, fitted wardrobes, dressing table unit and drawers and a radiator.

Bedroom Two



Window to the rear aspect, fitted wardrobes and over head cupboards and a radiator.

Bedroom Three



Window to the front aspect and a radiator.

Bathroom



A coloured suite to comprise panelled bath, wash hand basin with a pedestal and a low level wc. Tiled walls, a radiator and there is a plumbed shower unit within an independent enclosure.

Gardens



To the front of the property is an enclosed garden and to the rear is a garden laid to block paved patio, variety of trees, flowers and shrubs with the benefit of an outside wc.

Council Tax

Hull City Council - band B

Tenure

This property is freehold

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.

Agents Notes:

Services, fittings & equipment referred to in these sales 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.

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.

Material Information:

Construction - Brick under a tiled roof

Conservation Area - No

Flood Risk -Very low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - No

Coalfield or Mining Area -No

Planning -No

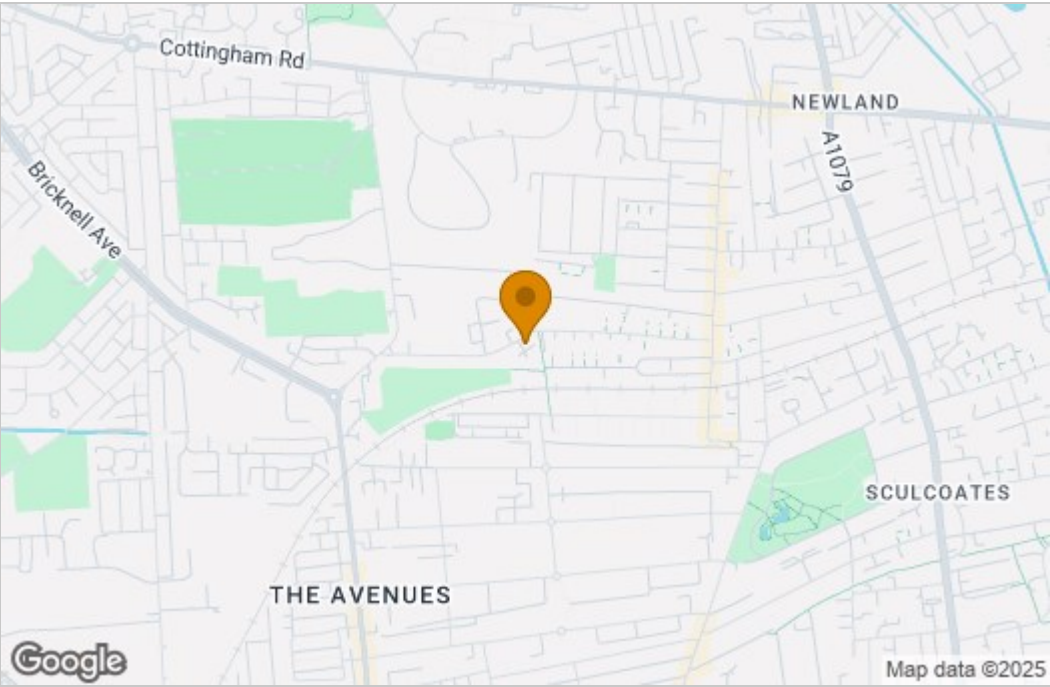
Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

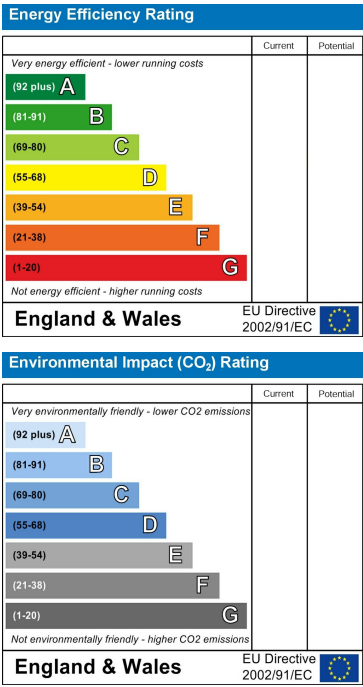
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.