



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 1 Alandale, Goddard Avenue, Hull, HU5 2BJ

### £110,000

TWO BED END TERRACED - POPULAR HU5 LOCATION - CLOSE TO LOCAL AMENITIES ON NEWLAND AND CHANTERLANDS AVENUE - FRONT AND REAR OUTDOOR SPACE - WEST FACING COURTYARD

Located on Goddard Avenue, right in the heart of the ever popular HU5 area, this well positioned two bedroom end terraced property offers an ideal opportunity for first time buyers or investors alike. The property enjoys a superb location just a short stroll from the vibrant range of amenities on Newland Avenue and Princes Avenue, including a variety of independent shops, cafés, restaurants and bars. With excellent public transport links nearby, Hull city centre and the university are easily accessible.

Internally, the property offers well proportioned accommodation throughout. The ground floor comprises a welcoming entrance hall, a comfortable living room, a separate dining room, and a fitted kitchen, offering great potential for modernisation or personalisation.

To the first floor, there are two good-sized bedrooms and a family bathroom, creating a practical and functional layout for a range of buyers.

Externally, the home benefits from a low maintenance rear courtyard with an outhouse for additional storage, as well as a small, enclosed front garden.

This is a fantastic opportunity to purchase a home in one of Hull's most desirable and well connected locations. Whether you're looking to take your first step onto the property ladder or searching for a promising investment, this Goddard Avenue property is well worth viewing.

BOOK YOUR VIEWING NOW!

#### **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.

#### **TENURE**

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

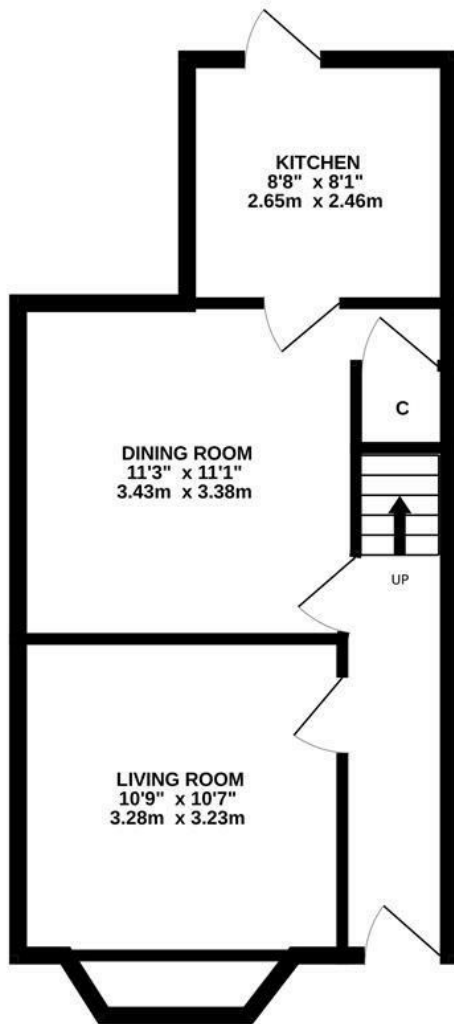
If you require more information on the tenure of this property please contact the office on 01482 444200.

#### **VIEWINGS**

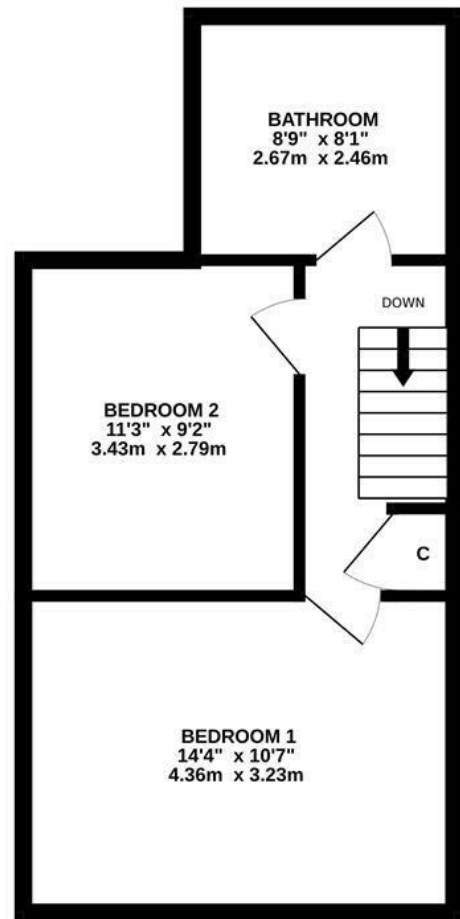
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(02 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

