SYMONDS + GREENHAM

Estate and Letting Agents

13 Kings Gardens, Goddard Avenue, Hull, HU5 2AX
£120,000

IMMACULATELY PRESENTED AND READY TO MOVE INTO, THIS STYLISH TWO-BEDROOM HOME BOASTS SPACIOUS OPEN-PLAN LIVING, AN EXTENDED KITCHEN WITH UTILITY AREA, BEAUTIFUL GARDENS, AND A FANTASTIC HU5 LOCATION CLOSE TO NEWLAND AVENUE AND HULL UNIVERSITY.

Nestled in the desirable HU5 area of Hull, this immaculate mid-terrace house on Goddard Avenue presents a wonderful opportunity for modern living. With its stylish design and convenient location, this property is perfect for first-time buyers, small families, or investors seeking a vibrant community.

Upon entering, you are greeted by a welcoming open-plan living and dining area, ideal for both relaxation and entertaining guests. The well-appointed kitchen, which has been thoughtfully extended to include a utility space, is designed for functionality, making meal preparation a true delight.

The home features two spacious double bedrooms, providing ample room for rest and personalisation. The modern three-piece bathroom is tastefully designed, featuring both a tub and a shower, ensuring comfort and style for all residents. Outside, the property benefits from well-maintained front and rear gardens, perfect for enjoying the outdoors or hosting gatherings with friends and family.

Kings Gardens is conveniently located just off Goddard Avenue, placing you within easy reach of local amenities along Newland Avenue. Here, you will discover a delightful array of shops, bars, bistros, and restaurants, catering

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.

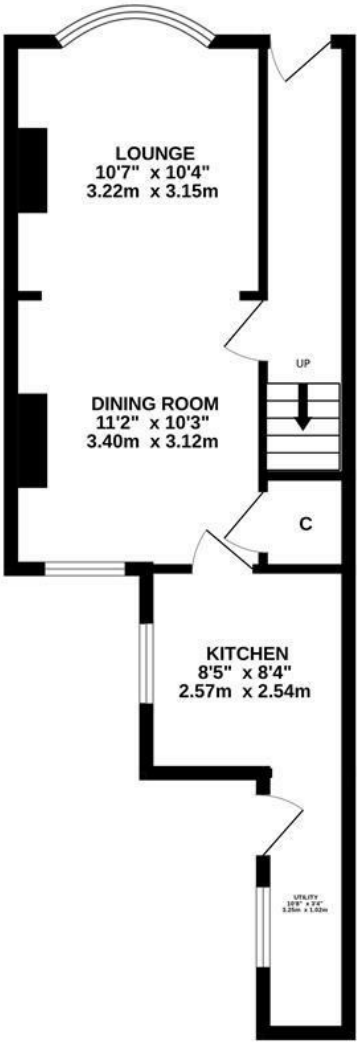
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

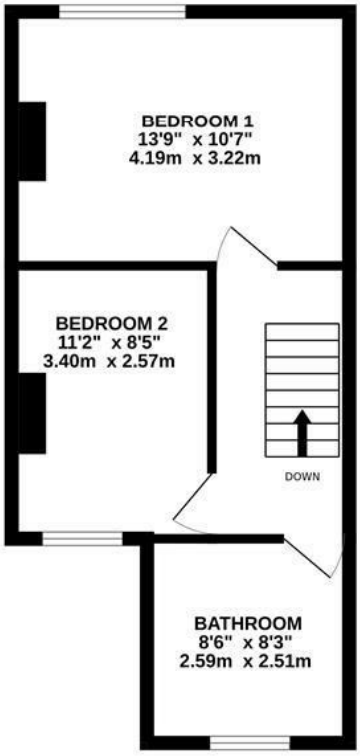
TENURE
Symonds + Greenham have been informed that this property is Freehold.
If you require more information on the tenure of this property please contact the office on 01482 444200.

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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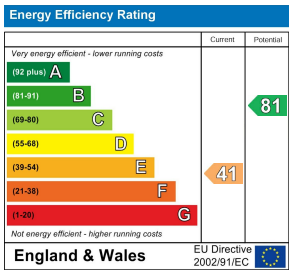

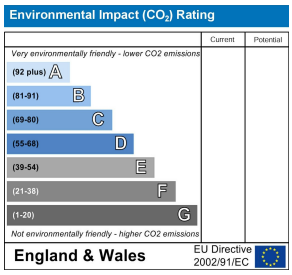

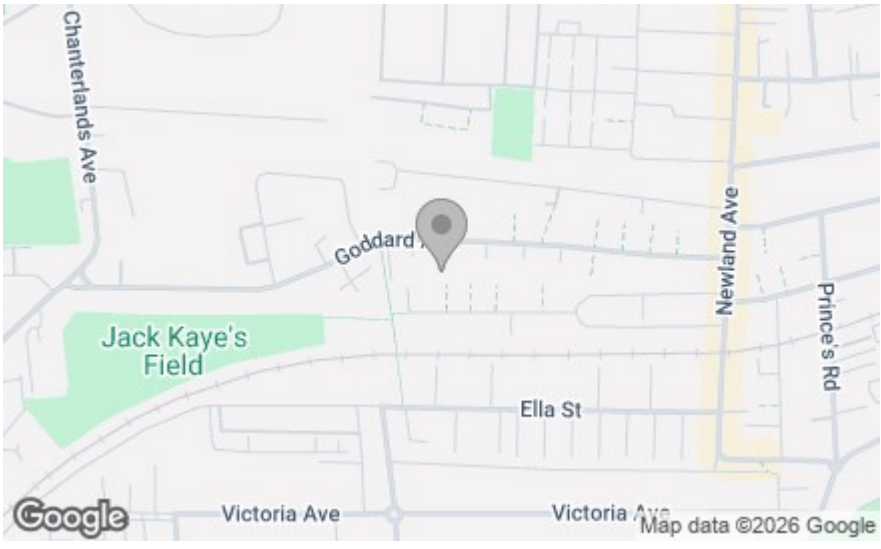

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