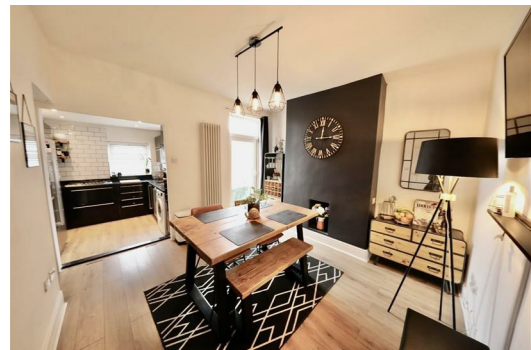
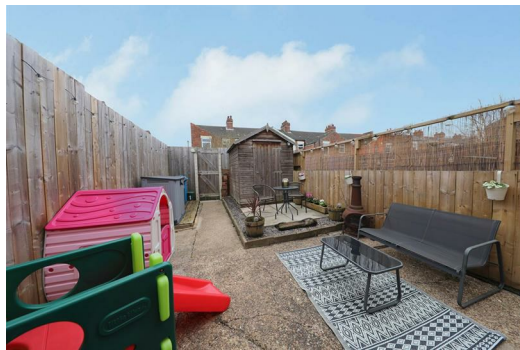




SYMONDS + GREENHAM

Estate and Letting Agents



1 Kings Garden Goddard Avenue, Hull, HU5 2AX Offers in the region of £115,000

Symonds and Greenham are delighted to present this charming two bedroom end terraced home on Kings Gardens, just off Goddard Avenue in the highly sought after HU5 area.

Beautifully presented throughout with stylish décor, this immaculately maintained property would make an ideal purchase for first time buyers or downsizers seeking a move in ready home in a fantastic location. It is well placed for the many amenities found on Newland Avenue, Princes Avenue and Chanterlands Avenue, offering shops, cafés, bars and restaurants, with excellent bus routes providing easy access to the city centre and beyond.

The accommodation briefly comprises a welcoming entrance hall leading into a bright and inviting living room, featuring a charming bay window that allows plenty of natural light to fill the space. The dining area provides a sociable and versatile space for family meals or entertaining and flows seamlessly into the adjoining kitchen, which is well appointed and practical for everyday cooking.

To the first floor are two generously sized and comfortable bedrooms, both offering flexible layouts for bedroom furniture or a home office, along with a spacious, stylishly finished family bathroom.

Externally, the property boasts a lovely low maintenance rear courtyard, ideal for relaxing or entertaining, with gated access to the rear tenfoot. A small front garden adds to the home's charm and enhances its kerb appeal, creating a welcoming first impression.

A beautifully presented home in a highly desirable HU5 location, offering both style and practicality – early viewing is highly recommended.

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

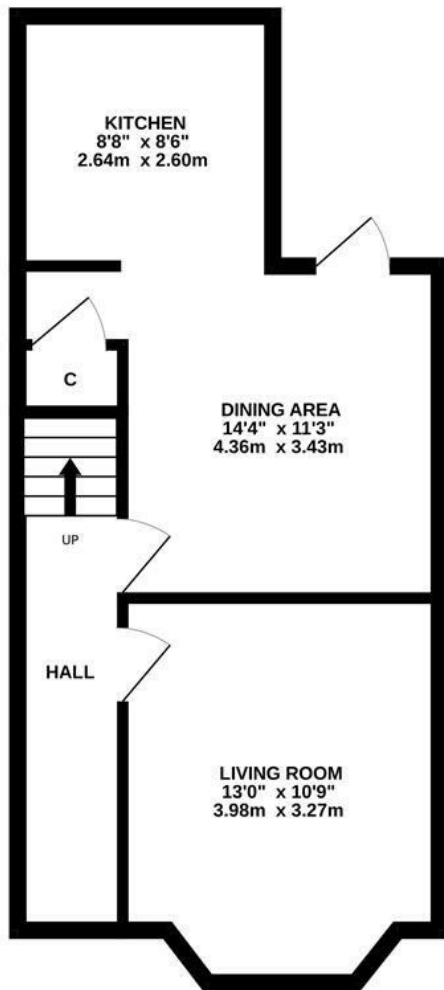
Symonds + Greenham have been informed that this property is Freehold.

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

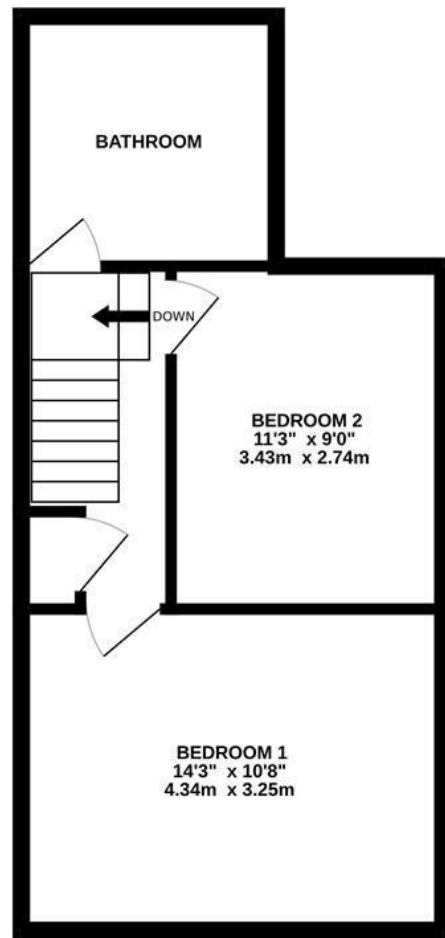
VIEWINGS

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			70
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

