



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **121 Goddard Avenue, Hull, East Yorkshire HU5 2AW** **Offers in excess of £120,000**

**OUTSTANDING TWO BED HOME - DECORATED TO AN EXCEPTIONAL STANDARD - PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES**

Symonds and Greenham are delighted to bring to the market this truly exceptional two bed family home. Situated on Goddard Avenue, this property could not be better placed for local amenities, shops, cafes, bars and restaurants. This home delivers a wow factor rarely found in properties in this price range, downstairs offers an open plan lounge diner decorated to the highest standard and benefiting from an abundance of natural light. The kitchen is modern and leads eventually to a well maintained south facing rear courtyard. Upstairs you will find two well proportioned bedrooms and a truly spectacular family bathroom.

**THIS PROPERTY IS A RARE GEM, DO NOT DELAY AND BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### LIVING ROOM

10'06 x 10'08 max (3.20m x 3.25m max)

An outstanding family space, full of natural light and decorated to the highest standard.



### DINING ROOM

11'03 x 10'11 max (3.43m x 3.33m max)

Another exceptional family space.

### KITCHEN

11'09 x 8'04 max (3.58m x 2.54m max)

Range of eye level and base level units with complimenting work surfaces, an integrated electric oven and gas hob with an overhead extractor fan, a stainless steel sink and drainer unit, plumbing for washing machine, space for fridge freezer and space for a tumble dryer.



## FIRST FLOOR

### BEDROOM 1

12'09 x 10'08 max (3.89m x 3.25m max)

A brilliant double bedroom with bay window.



### BEDROOM 2

11'03 x 8'08 max (3.43m x 2.64m max)



### BATHROOM

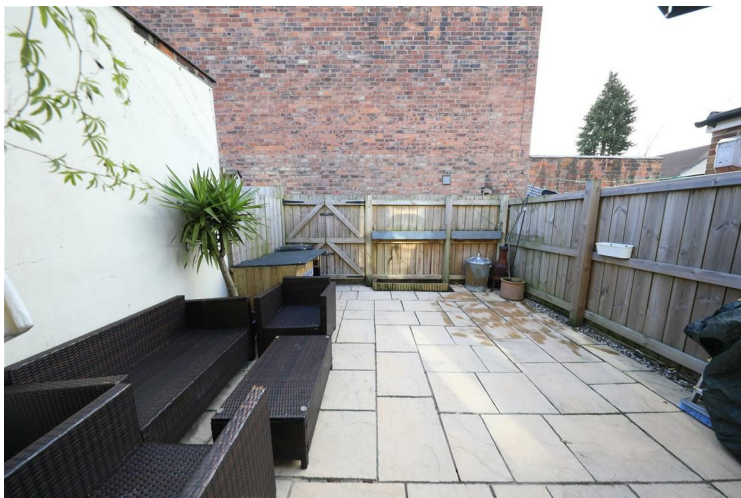
8'07 x 8'04 max (2.62m x 2.54m max)

With floor to ceiling tiles, a low level WC, a bath with a overhead shower attachment, a hand basin and a radiator.



### OUTSIDE

A lovely block paved, south facing rear garden.



#### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

#### **DOUBLE GLAZING**

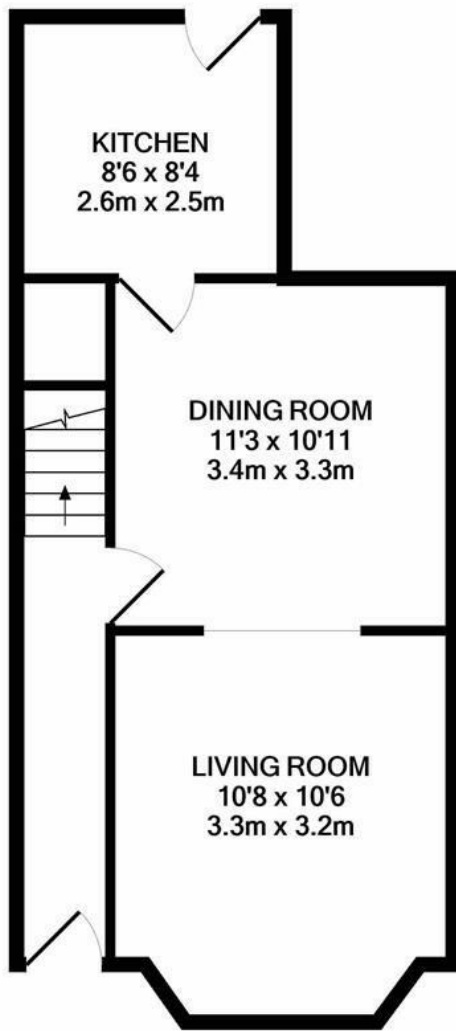
The property has the benefit of double glazing.

#### **DISCLAIMER**

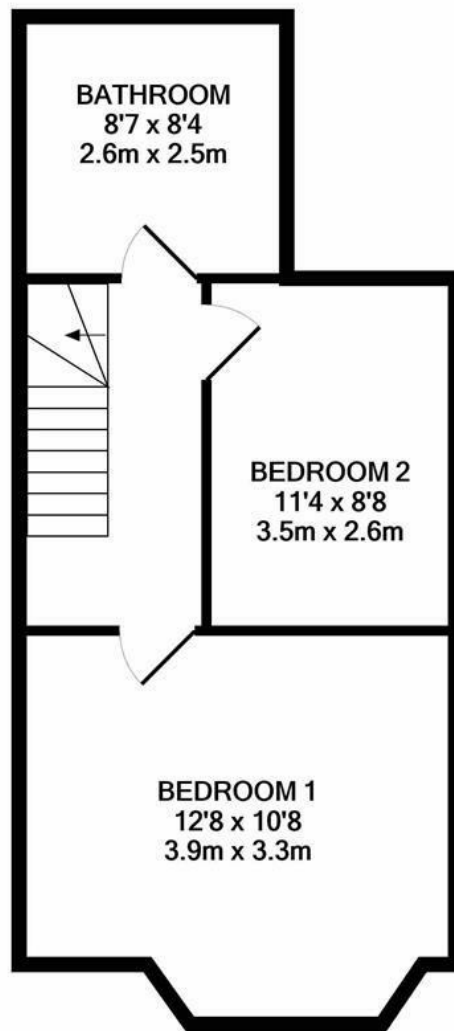
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

#### **VIEWINGS**

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

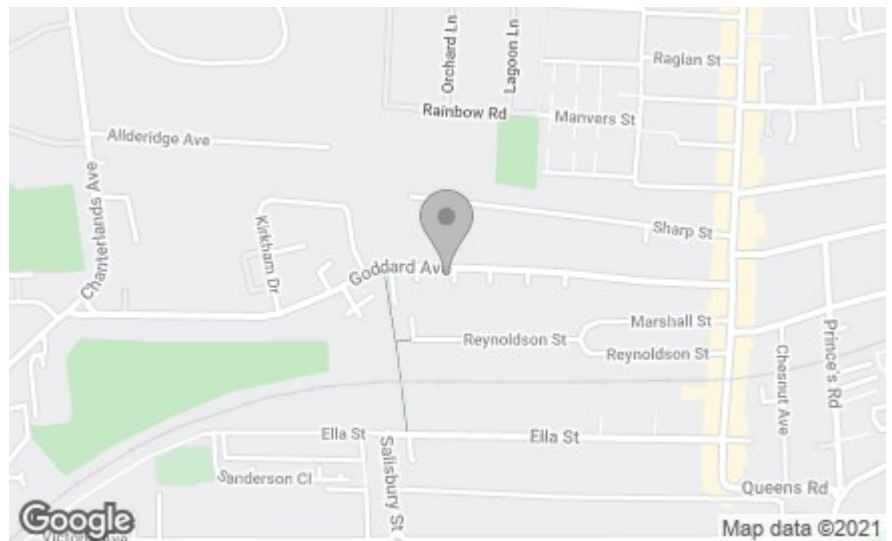


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>67</b>	
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) <b>A</b>	<b>88</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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