



4 Goddard Avenue

Hull

HU5 2AZ

Guide Price £100,000

NO CHAIN INVOLVED! GREAT POTENTIAL! We offer onto the market this good-size, 3 Bedroom middle house providing an excellent opportunity as a family home or for investment. The property requires some TLC but does benefit from gas central heating and uPVC double glazing. The accommodation briefly comprises:- Enclosed Porch, Entrance Hall, 26' long Through Lounge, Kitchen with fitted units, Lobby leading to Bathroom and on the first floor, 3 Bedrooms and Shower Room/WC. Outside there is a forecourt area and good-size rear garden. Situated in this excellent location being on the doorstep to a wide range of facilities on Newland Avenue.

Property Features

- No Chain Involved
- Middle House
- 3 Bedrooms
- Bathroom + Shower Room
- Good-Size Rear Garden
- Gas Central Heating/uPVC Double Glazing
- In Need of some TLC
- Huge Potential

Full Description

LOCATION

The property is situated on the doorstep to an excellent range of facilities down Newland Avenue which includes a wide range of shops, cafes, bars/bistros. Also ideal for Hull University, local schools, public transport and within convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENCLOSED PORCH

With an entry door.

ENTRANCE HALL

With an entry door, dado rail and staircase leading to the first floor.

THROUGHLOUNGE

26' 0" x 11' 0" (7.92m x 3.35m)

With uPVC double glazed window which overlooks the front and further uPVC double glazed window which overlooks the rear, chimney breast and open fire, gas fire to the dining area, two central heating radiators and understairs storage cupboard.

KITCHEN

10' 2" x 8' 8" (3.1m x 2.64m)

With stainless steel sink and drainer, fitted base and wall-mounted units with work top surface areas, tiled flooring, uPVC double glazed window which overlooks the side, extractor/cooker hood, plumbing for automatic washing machine and wall-mounted boiler serving central heating and hot water.

LOBBY

With tiled flooring and uPVC double glazed door leading to the rear.

BATHROOM

With bath, pedestal wash hand basin, tiled flooring and uPVC double glazed doors leading to the rear garden.

FIRST FLOOR

LANDING

With access to roof void space.

BEDROOM 1

15' 3" x 11' 8" (4.65m x 3.56m)

Measured into recess. With uPVC double glazed window which overlooks the front, fireplace, cornice to the ceiling and single central heating radiator.

Full Description

BEDROOM 2

14' x 9' 5" (4.27m x 2.87m)

With uPVC window which overlooks the rear, fireplace, laminate flooring and single central heating radiator.

BEDROOM 3

9' 9" x 8' 9" (2.97m x 2.67m)

With uPVC double glazed window which overlooks the rear and single central heating radiator.

SHOWER ROOM

6' 1" x 5' 5" (1.85m x 1.65m)

With a shower cubicle, vanity wash hand basin with mixer tap, low level WC, tiled flooring, cornice to the ceiling, single central heating radiator and uPVC double glazed obscured window which overlooks the side of the property.

OUTSIDE

To the front of the property there is a forecourt area with boundary walling and to the rear there is a good-size garden with fencing and stone-walling on the perimeters.

TENURE

We believe the tenure of this property to be Freehold (to be confirmed by the vendor's solicitors).

VIEWING

TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

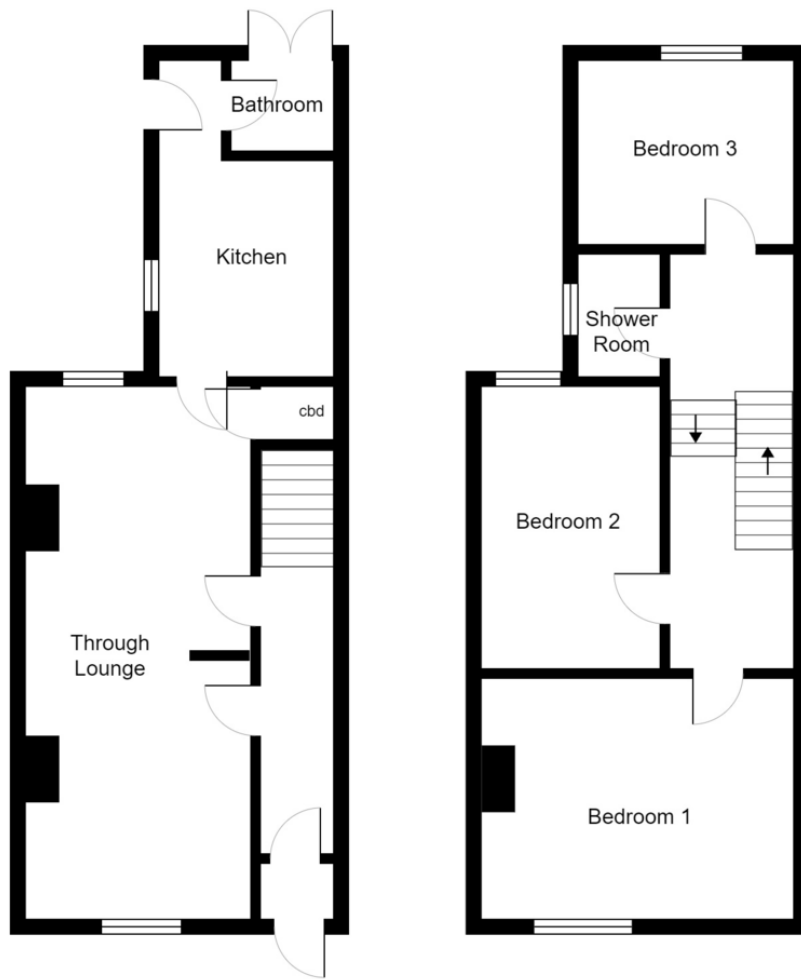
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

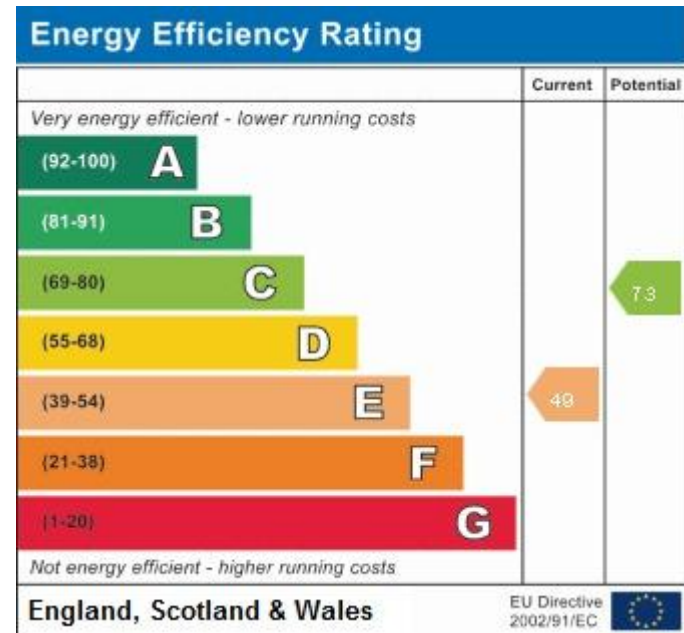
Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN ONLY - AWAITING VENDORS APPROVAL

All measurements are approximate and for display purposes only



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