



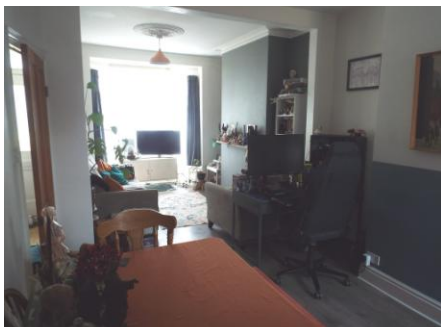
4 Eldon Grove

Goddard Avenue, Hull

HU5 2AP

£99,950

We present to the market this very popular style 2 Bedroom middle terraced house situated in a small inner terrace just off Goddard Avenue. The property benefits from gas central heating, uPVC double glazing and briefly comprises the following accommodation:- Open Porch, Entrance Hall, 24' long Through Lounge, Kitchen and on the first floor, 2 Bedrooms and Bathroom/WC. Outside there is a forecourt garden and rear courtyard garden. This is an excellent opportunity for the first time buyer or investor. Viewing recommended.



Property Features

- Middle Terraced House
- Gas Central Heating
- 2 Bedrooms
- uPVC Double Glazing
- 24' Long Through Lounge
- Very Convenient Location
- First Floor Bathroom
- Ideal First Time Buy or Investment

Full Description

LOCATION

The property is ideally situated just off Newland Avenue therefore is just a short walking distance to a range of amenities including shops, bars, bistros, restaurant, school and public transport. Also convenient for Hull University and travelling distance for Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

OPEN PORCH

ENTRANCE HALL

With a half obscured door and overhead obscured window, laminate flooring, single central heating radiator, staircase

leading to the first floor, part cornice to the ceiling.

THROUGH LOUNGE

24' 3" x 10' 9" (7.39m x 3.28m)

With uPVC double glazed bay window which overlooks the front, uPVC double glazed window which overlooks the rear, double and single central heating radiators, laminate flooring, part cornice to the ceiling and rose, understairs storage cupboard.

KITCHEN

8' 2" x 7' 9" (2.49m x 2.36m)

With a stainless steel round sink and mixer tap, base and wall-mounted units with worktop surface areas and tiled surrounds, uPVC double glazed window which overlooks the side, wall-mounted boiler serving central heating and hot water, cornice to the ceiling, cooked hood/extractor, half uPVC obscured double glazed door which leads to the rear courtyard, plumbing for automatic washing machine.

FIRST FLOOR

LANDING

With access to the roof void area.

BEDROOM 1

12' 4" x 9' 9" (3.76m x 2.97m)

With two uPVC double glazed windows which overlook the front, fireplace, built-in cupboard, single central heating radiator.



Full Description

BEDROOM 2

11' 2" x 7' 3" (3.4m x 2.21m)

Measurement excludes recess. With uPVC double glazed window which overlooks the rear, fireplace, single central heating radiator.

BATHROOM

8' 8" x 7' 6" (2.64m x 2.29m)

With a shaped bath having mixer tap, shower and screen, pedestal wash hand basin, low level WC, uPVC obscured double glazed window which overlooks the rear, single central heating radiator.

OUTSIDE

To the front of the property there is a forecourt garden with wrought-iron fencing, gate and path. To the rear, there is a courtyard garden which is paved with brick-walling on the perimeters, two brick-built stores and gate leading to pedestrian access.

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.

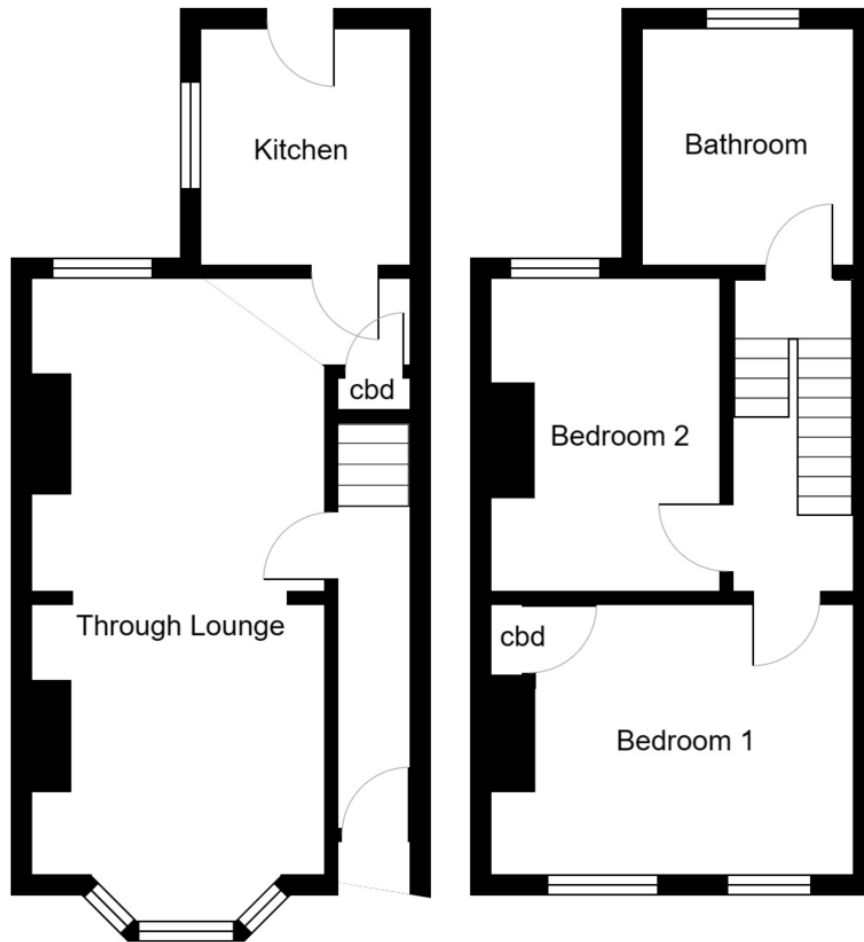
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Monday to Friday 9am to 5pm

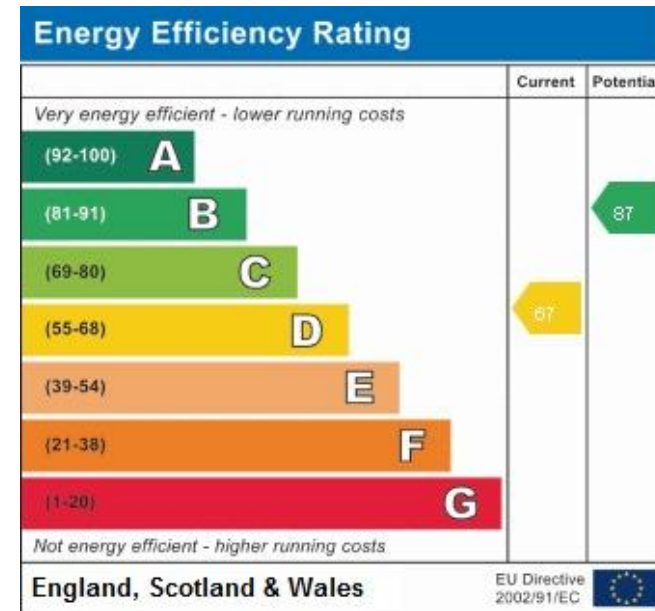
Saturday 10am to 1pm.





DRAFT FLOOR PLAN - AWAITING VENDORS' APPROVAL

All measurements are approximate and for display purposes only



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