



**Auction**

  
**lovelle**

## 2 bed end of terrace house to buy in HU5

Goddard Avenue, Kingston Upon Hull,  
East Riding of Yorkshire, HU5 2AN

**£85,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Two bedrooms
- ✓ Two reception rooms
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

An exciting opportunity for this two bedroom, two reception room end terrace on the popular Goddard Avenue with private driveway!!!

Enter the property through a private front door into a hallway that leads to two reception rooms and stairs lead to the first floor. The first reception room to the front of the property is filled with natural daylight from the bay window. The property has high ceilings giving a feeling of grandeur along with the decorative ceiling rose and ornate coving. The second reception to the rear features a window to the rear elevation and understairs storage. A door leading from this room leads to the kitchen. The kitchen features a mix of base and wall units with integrated oven, hob and extractor. Space for white goods, stainless steel sink, window to side elevation and door to the rear providing access to the enclosed garden.

To the first floor are two generous bedroom with the principle bedroom boasting 16 square metres of living space and bay window to the front elevation allowing the room to be filled with natural light. The second bedroom is at the rear of the property with a window overlooking the garden. The house is served by a bathroom with three piece suite comprising of bath, hand basin and toilet. Also on the first floor is a study / hobby room / dressing room with window to the side elevation.

Outside the property is a low walled garden to the front and secure garden to the rear of the property that is currently laid to patio. Double gates to the front at the side allow vehicular access to the driveway.

Call to discuss this property further and book your viewing today.

Property is currently tenanted, due to vacate with date to be confirmed

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: End of terrace house

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Goddard Avenue, Kingston Upon Hull, East Riding of Yorkshire, HU5 2AN

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

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