



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

H x 2 D x 1 B x 1

Tenure

Freehold

On Street parking

Property features

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

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.

Suitable for investors, landlords and first time buyers!

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.

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

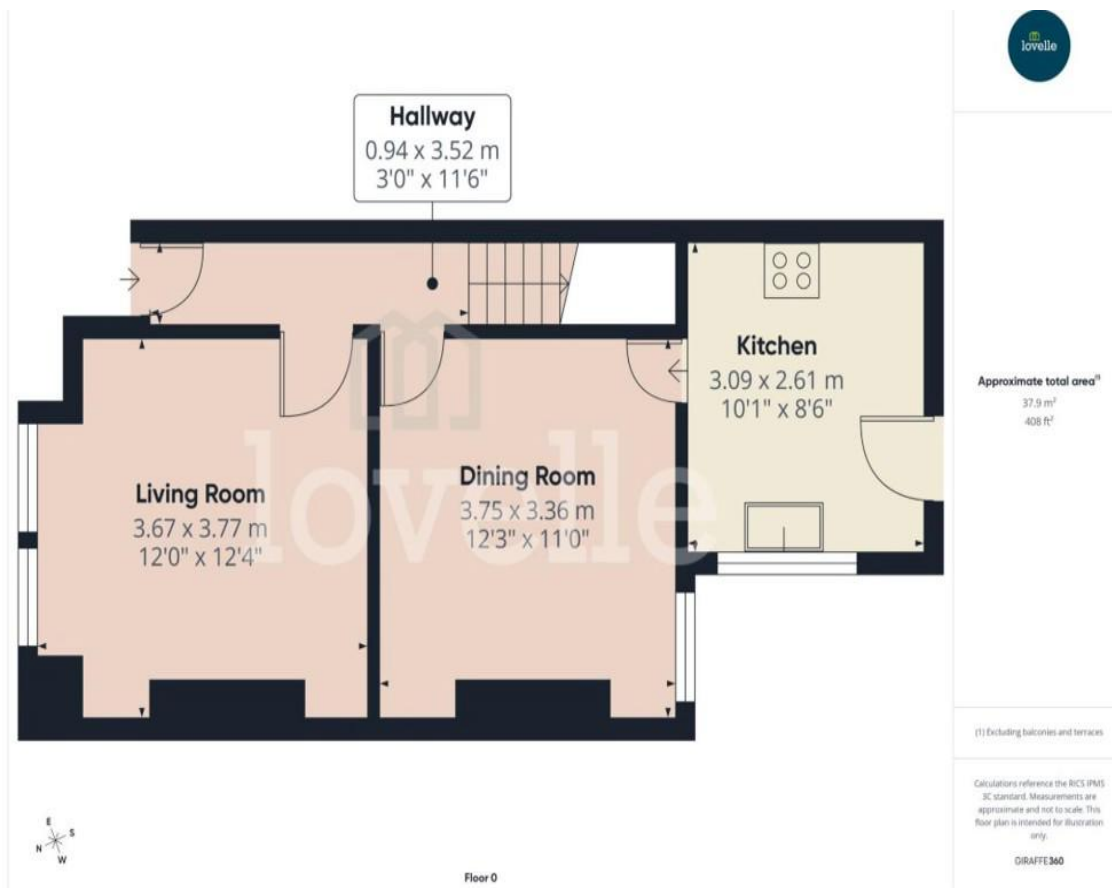
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	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**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

