

114 Golf Links Road, Hull HU6 8RB
£169,950

- Traditional semi
- Popular location
- Two reception rooms
- Contemporary kitchen
- Modern first floor bathroom
- Three bedrooms
- Modernised to a superb standard
- Garden
- Parking and shared driveway
- EPC: E

THE PROPERTY

Located within this highly regarded residential area, we are delighted to bring to the market this well presented modernised semi-detached family home. The property enjoys uPVC double glazing and gas central heating and in brief consists of entrance hallway, contemporary fitted kitchen with built-in appliances, two reception areas, and to the first floor there are three bedrooms and a modern bathroom. There is good outside space in the rear garden and a shared driveway extends to the front of the property to provide off-street parking. Ready to move into, this superb property awaits its new owners and an early viewing is a definite must.

LOCATION

The official name for Hull is KINGSTON UPON HULL. The people from the city are known as "Hullensians". Hull is Yorkshire's only waterfront city. The city is well known for its white telephone boxes, the Humber Bridge and its connections with poet Philip Larkin and pioneering English Pilot Amy Johnson. With an extensive range of shopping facilities, entertainment facilities, the Old Town and its Land of Green Ginger, the city is a superb mixture of modern and historic interest. The city centre provides access to the A63/M62 motorway with further trunk routes located over the Humber Bridge. Hull rightly won the City of Culture in 2017 with so many beautiful places of interest to view. The marina shows some great boats and yachts off with the recently re-developed fruit market now with a host of eateries, local delis and small businesses – a great diverse place to walk around and take in all the city has to offer!

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

A uPVC door with security entry leads into entrance hallway having wood laminate flooring and staircase leading to the first floor accommodation. Access to the understairs storage cupboard which houses the utility meters.

LOUNGE

11'2" into bay x 11' (3.40m into bay x 3.35m) uPVC double glazed walk-in bay window to the front elevation, modern wood laminate flooring and opening into the dining room.

DINING ROOM

15'5" into bay x 8'8" (4.70m into bay x 2.64m) uPVC double glazed bay window overlooking the rear garden.

KITCHEN

11'2" x 7'8" (3.40m x 2.34m) Two uPVC double glazed windows to the side elevation and uPVC door with glazed inserts leading out into the rear garden. A contemporary range of grey gloss base and wall units with worksurfaces and coordinated tiled splashbacks. Stainless steel gas hob with stainless steel single electric oven. Stainless steel 1 1/4 bowl sink unit with drainer and mixer tap, space and plumbing for washing machine.

FIRST FLOOR

LANDING

uPVC double glazed window to the side elevation.

BEDROOM 1

12'10" into bay x 10'2" (3.91m into bay x 3.10m) uPVC double glazed bay window to the front elevation.

BEDROOM 2

10'8" plus bay x 9' to cupboards (3.25m plus bay x 2.74m to cupboards) uPVC double glazed bay window overlooking the rear garden, fitted storage cupboard.

BEDROOM 3

8' x 6'5" (2.44m x 1.96m) uPVC double glazed windows to the front and side elevations.

FAMILY BATHROOM

6'5" x 5'6" (1.96m x 1.68m) uPVC double glazed window to the side elevation. Modern three piece suite in white enjoys panelled bath with shower over and shower screen, low level WC and pedestal wash hand basin, complemented with tiled splashbacks to wet areas.

EXTERNAL

To the front and side of the property there is parking provided by a shared driveway and additional parking to the front of the property providing access to the rear garden, which is predominantly laid to lawn.

DETACHED GARAGE

With up & over door.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

TENURE

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

VIEWING

Contact the agent's Cottingham office on 01482 844444 for prior appointment to view.

FINANCIAL SERVICES

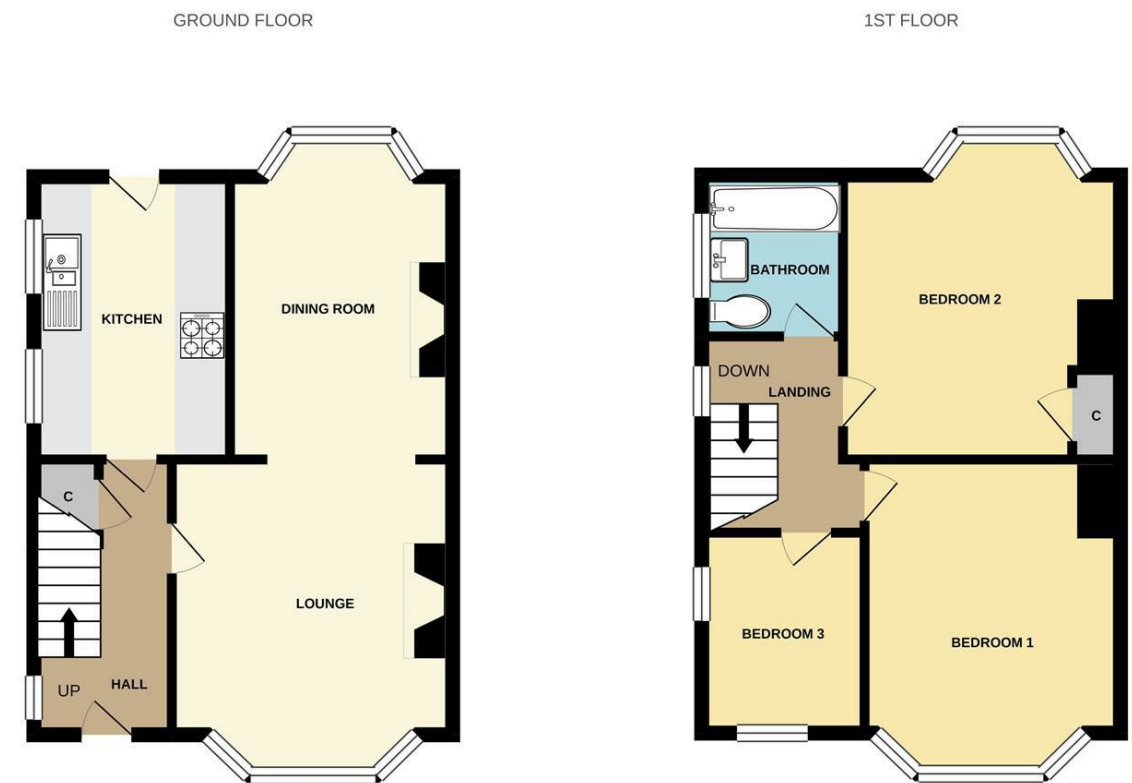
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

EPC RATING

For full details of the EPC rating of this property please contact our office.



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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 contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. Made with Metrapix ©2021