



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **9 Linkfield Road, Hull, East Yorkshire HU5 4NN Offers over £130,000**

**STUNNING FAMILY HOME - SOUGHT AFTER LOCATION - OFF-STREET PARKING**

This end of terrace home is located off Hotham Road North close to well regarded schools and local amenities including supermarkets and restaurants. The property would be perfect for a family but could also be suitable for a first time buyer. The property is well decorated throughout and boasts a stunning living room, a modern kitchen, a lovely conservatory, a stylish bathroom, two double bedrooms, a single third bedroom, off-street parking to the front and a generous garden with garage to the rear.

**DON'T MISS OUT ON THIS FANTASTIC FAMILY HOME...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor and door to...

### LIVING ROOM

14'11 max x 12' max (4.55m max x 3.66m max)

With gas fire, understands cupboard and doorway to...



### BATHROOM

With vanity handbasin, panelled bath with overhead shower, heated towel rail, tiles to splashback areas and door to...



### KITCHEN

10'3 max x 8'11 max (3.12m max x 2.72m max)

With a range of eye level and base level units with complimentary work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, space for fridge-freezer, plumbing for washing machine, door to bathroom and door to...



### WC

With low-level WC



### CONSERVATORY

12'8 max x 9'5 max (3.86m max x 2.87m max)

The French patio doors to rear garden

## FIRST FLOOR

### BEDROOM 1

15'2 max x 13' max (4.62m max x 3.96m max)

With storage cupboard



### BEDROOM 2

11' max x 9' max (3.35m max x 2.74m max)

With fitted wardrobes



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



### BEDROOM 3

8' max x 5'11 max (2.44m max x 1.80m max)

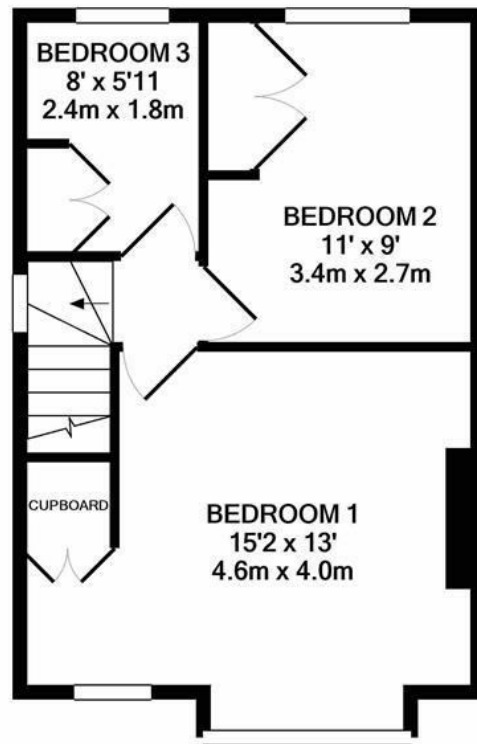
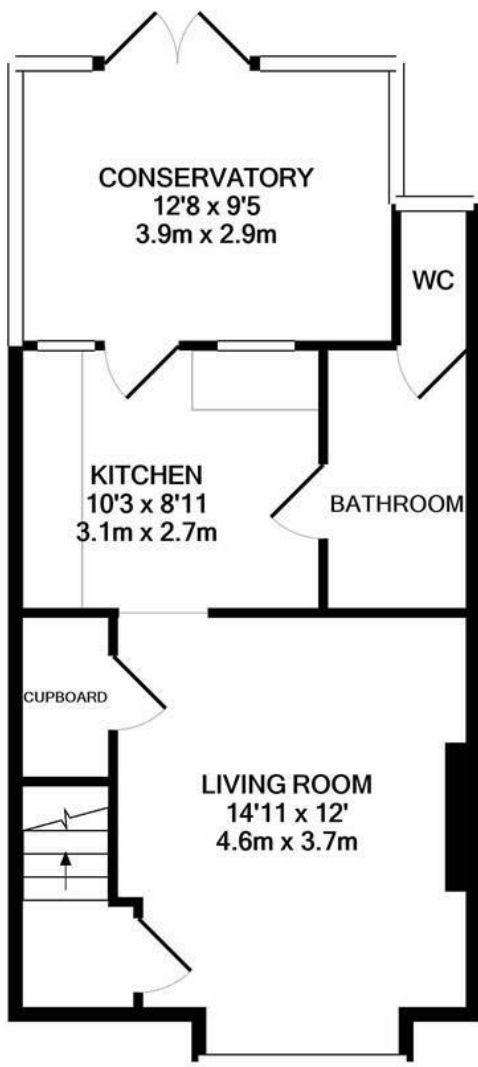
With fitted wardrobes



### OUTSIDE

The front of the property is laid with brick paving providing off street parking.

The rear garden is mainly laid to lawn with a garage with vehicular access via the rear ten-foot.



1ST FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 476 SQ.FT.  
(44.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 824 SQ.FT. (76.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>80</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) <b>A</b>	<b>81</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC