



SYMONDS + GREENHAM

Estate and Letting Agents



52 Golf Links Road, Hull, East Yorkshire HU6 8RA

£695

AVAILABLE EARLY DECEMBER!!!
CALL NOW TO VIEW THIS 3 BED, END TERRACE PROPERTY WITH PARKING!

This end of terrace home is situated on Golf links Road off Cottingham road close to well regarded schools and local amenities with good transport links to Hull city centre and the neighbouring village of Cottingham which is home to super-markets, restaurants and public houses. The property is also within walking distance of two highly rated nurseries. The property would be perfect for a family due to its ample living space. The property boasts a stunning rear garden with garage not overlooked from the rear, off-street parking to the front and internally there is an entrance hall, lounge/diner, kitchen and toilet to the ground floor and with 3 bedrooms and bathroom to the first floor.

There is a one week holding deposit on the property of £160 which is refunded following successful referencing. Deposit is one months rent in advance and so full cost following successful referencing for the property would be £1390.

Council Tax Band B

BOOK YOUR VIEWING IN ASAP ON THIS FANTASTIC FAMILY HOME...CALL ASAP!

GROUND FLOOR

ENTRANCE HALL

with stairs to first floor, door to downstairs WC and door to...

LIVING ROOM/DINER

27'6 max x 17'4 max (8.38m max x 5.28m max)

with door to...



KITCHEN

17'2 max x 11'1 max (5.23m max x 3.38m max)

with a range of eye level and base level units with complimenting work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with over head extractor fan, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher and door to rear garden



DOWNSTAIRS WC

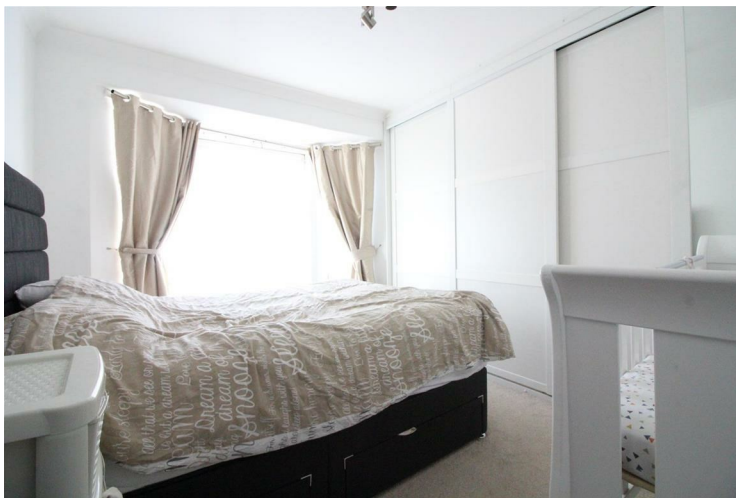
with low level WC and hand basin

FIRST FLOOR

BEDROOM 1

11'1 max x 10'11 (3.38m max x 3.33m)

with fitted wardrobes



BEDROOM 2

11'1 max x 9'11 max (3.38m max x 3.02m max)



BEDROOM 3

7'9 max x 6' max (2.36m max x 1.83m max)



BATHROOM

with low level WC, pedestal hand basin, panelled bath with over head shower, floor to ceiling tiles



OUTSIDE

The front of the property is mainly laid to gravel providing off-street parking.

The rear garden is not overlooked from the rear and is mainly laid to lawn with a double garage with vehicular access via the rear ten-foot.

The side ten-foot belongs to the property and provides access to the neighbouring garages.



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.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

