



Golf Links Road, Kingston upon Hull
Asking Price £180,000





KEY FEATURES

- Superb Semi Detached Home
- Three Bedrooms & Loft Room
- Living Room with Log Burning Stove
- Dining Room with Bay Window
- Modern Bathroom & Contemporary Kitchen
- Great Size Family Friendly Garden
- Garage & Off Road Parking
- Tenure Freehold
- Council Tax Band B
- Total Room Area 76 Square Metres
- EPC rating C



DESCRIPTION

This Superb SEMI DETACHED HOME enjoys the desirable location of Golf Links Road, set on the outskirts of the village of Cottingham.

The property has been lovingly upgraded and enhanced by the current owners to present a tastefully styled home that is ready to move into.

The accommodation includes: Entrance HALL welcoming you in to view this family home. A door opens to the light and airy Dining room with bay window to the front elevation, a lovely room for entertaining family & friends.

The Comfortable LIVING ROOM has a feature fireplace with LOG BURNING stove and a bay window enjoying views over the stunning rear garden. The contemporary high gloss KITCHEN includes with a built in oven and electric hob with ample storage cupboards and space for appliances.

To the first floor are THREE good size bedrooms and the modern family BATHROOM with a fixed staircase taking you up to the useful LOFT ROOM.

Outside there is an extensive, family friendly GARDEN with a paved patio area, adorned with beautiful mature trees, colourful shrubbery and lawn. Wonder on down you'll find fruit bearing trees and a vegetable patch, continue through the hedging where you find the useful outbuilding, a perfect little hideaway, currently used as the OFFICE/ GYM

There is a shared DRIVEWAY providing access to the GARAGE and decorative stone chippings to the front of the property providing ample OFF ROAD PARKING space with an electric car charger unit.

This one is a real MUST SEE PROPERTY, call to arrange your viewing today!

Location

Golf Links Road is situated off Inglemire Lane, bordering the popular village of Cottingham.

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.





PARTICULARS OF SALE

Entrance & Hallway

Upvc front entrance door opens to welcome you in to view this lovely family home with feature staircase taking you up to the first floor. A door opens to the dining room.

Dining Room

3.31m x 3.58m (10'11" x 11'8")

A light and airy dining room with walk in bay window to front elevation, a lovely room for entertaining family & friends. Laminate flooring and radiator.

Living Room

3.01m x 4.31m (9'11" x 14'1")

A comfortable living room with feature fireplace and log burning stove, lovely to cosy up to on those cold winter evenings. Walk in bay window to rear elevation enjoying views over the extensive garden. Laminate flooring and radiator.

Kitchen

1.99m x 2.62m (6'6" x 8'7")

A contemporary kitchen with a range of high gloss fitted units to base and walls, complimentary work surface and tiled splashbacks. Plumbing for automatic washing machine and space for fridge freezer. Resin sink unit with mixer tap and a built in oven with electric hob above. Double glazed window to rear elevation and door providing access to the side elevation.

Family Bathroom

1.73m x 1.95m (5'8" x 6'5")

A modern family bathroom includes: Panelled bath with thermostatic mixer shower overhead and folding shower screen. Low level W.C. and vanity wash basin. Chrome towel heater, double glazed window and vinyl flooring.

Bedroom One

2.63m x 4.16m (8'7" x 13'7")

A double bedroom with a range of sliding wardrobes. Bay window to rear elevation and radiator.

Bedroom Two

3.05m x 3.2m (10'0" x 10'6")

A further double bedroom with walk in bay window to the front elevation and radiator. Useful built in storage cupboard

Bedroom Three

1.95m x 2.38m (6'5" x 7'10")

A single bedroom with two double glazed windows and radiator. Built in storage cupboards.

Loft Room

2.87m x 3.2m (9'5" x 10'6")

Fixed stairs take you up to the useful loft space with Velux window and useful storage into eaves.



Garden

The extensive, family friendly garden has a paved patio area, adorned with beautiful mature trees, colourful shrubbery and lawn. Wonder on down you'll find fruit bearing trees and a vegetable patch, continue through the hedging where you find the useful outbuilding, currently used as the office/ gym. There is gated access from the rear of the garden onto Hainsworth Park.

Office Outbuilding

4.20m x 3.03m (13'7" x 9'11")

The outbuilding is a perfect little hideaway, currently used as the office/ gym with power and light supplied.

Garage & Off Road Parking

A decorative stone chipped area provides ample off road parking to the front of the property with fitted electric car charger. The shared drive leads down to the garage with metal up and over door.

TENURE

The tenure of this property is Freehold.

LOCAL AUTHORITY

Council tax band: B

This property falls within the geographical area of East Riding of Yorkshire Council - 01482 393939.

<https://www.eastriding.gov.uk/>

VIEWING

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01482 846622.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

HOW TO MAKE AN OFFER

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <http://www.lovelleestateagency.co.uk/privacy-policy.php> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

MORTGAGE ADVICE

Budgeting correctly and choosing the right mortgage for a move is vital. For independent mortgage and insurance advice call our mortgage advisor on 01482 846622 to arrange an appointment.

ENERGY PERFORMANCE INFORMATION

A copy of the full Energy Performance Certificate for this property is available upon request. **Advisory Notes** - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

AGENTS NOTE

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A&C Homes Limited T/A Lovelle Estate Agency



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLANS



