



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 28 Linkfield Road, Hull, HU5 4NN

### £140,000

#### SPACIOUS & VERSATILE LIVING – PRACTICAL FEATURES – HU5 LOCATION

Nestled on the charming Linkfield Road in Hull, this spacious two-bedroom mid-terrace property offers a delightful blend of comfort and convenience. With two well-proportioned reception rooms, this home provides ample space for both relaxation and entertaining. The inviting atmosphere is perfect for family gatherings or quiet evenings in.

The property features two comfortable bedrooms, ideal for a small family or professionals seeking a peaceful retreat. The bathroom is thoughtfully designed, ensuring functionality and ease for daily routines.

One of the standout features of this home is the utility room, which adds practicality to your living space, making laundry and storage a breeze. Additionally, the property boasts a garage, providing secure parking for one vehicle and extra storage options.

Situated in the desirable HU5 location, this property is well-connected to local amenities, schools, and parks, making it an excellent choice for those seeking a vibrant community. Whether you are a first-time buyer or looking to invest, this mid-terrace house presents a wonderful opportunity to create a warm and welcoming home. Don't miss the chance to view this charming property and envision your future in this lovely part of Hull.

## LOUNGE

14'5 x 12'2 max (4.39m x 3.71m max)

Feature fireplace

## DINING ROOM

15'2 x 8'0 max (4.62m x 2.44m max)

## KITCHEN

9'9 x 9'4 max (2.97m x 2.84m max)

Base to eye level units, work top surfaces, sink and draining unit, induction hob with overhead extractor fan, electric oven, tiled to splash back areas, space for fridge freezer

## UTILITY ROOM

6'1 x 4'7 max (1.85m x 1.40m max)

Work top surfaces, space for washer and drier

## DOWNSTAIRS W/C

Low level w/c

## BEDROOM ONE

12'7 x 12'0 max (3.84m x 3.66m max)

Fitted cupboards

## BEDROOM TWO

## BATHROOM

6'11 x 5'11 max (2.11m x 1.80m max)

Panelled bath, low level w/c vanity hand basin, tiled to splash back areas, heated towel rail

## OUTSIDE

Gravelled front garden, rear garden is laid to lawn with patio area and garage

## CENTRAL HEATING

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

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

## DISCLAIMER

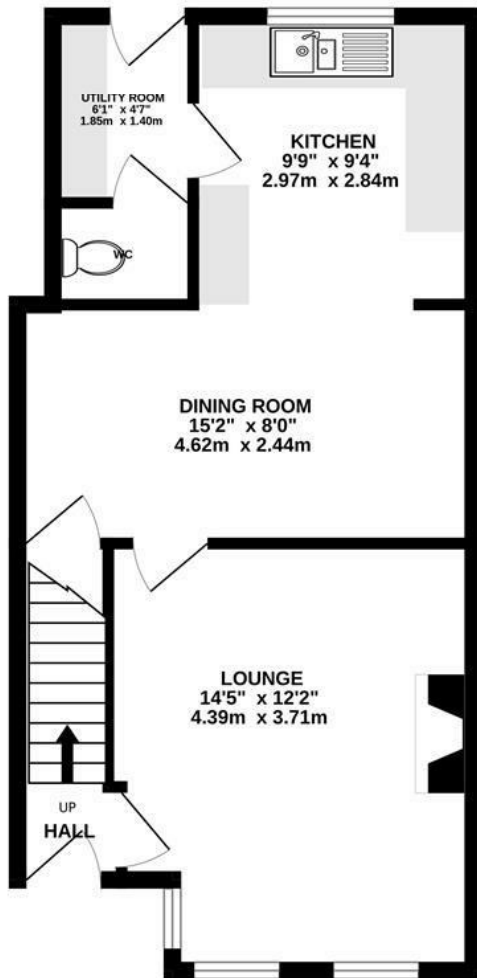
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## VIEWINGS

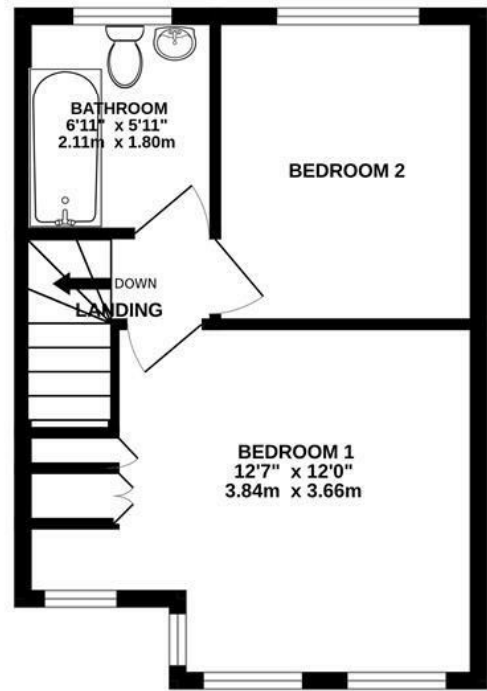
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.

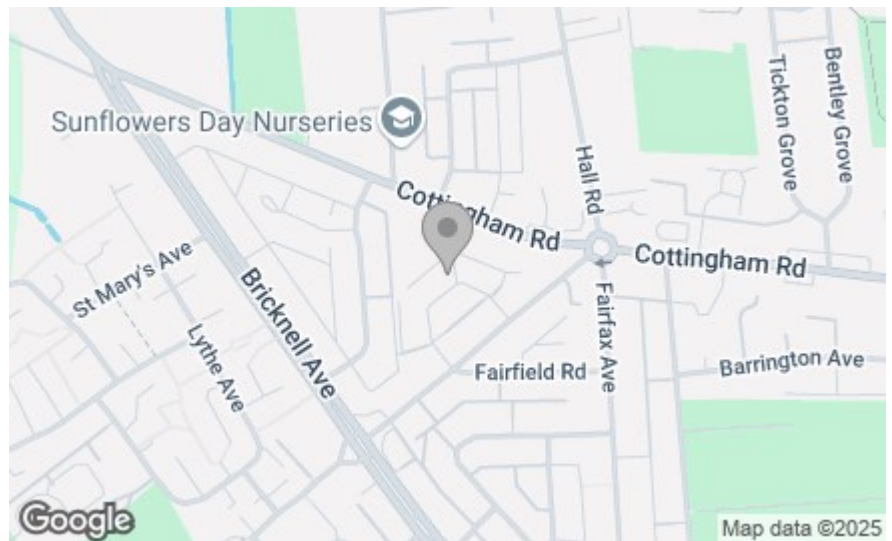


1ST FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 sq.m.) approx.

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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		79

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