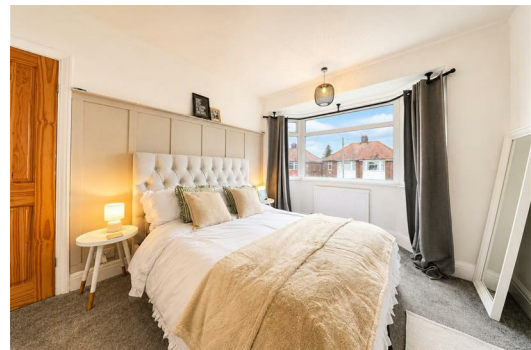




SYMONDS + GREENHAM

Estate and Letting Agents



81 Golf Links Road, Hull, HU6 8RD

£210,000

BEAUTIFULLY PRESENTED AND THOUGHTFULLY UPDATED, THIS SPACIOUS THREE-BEDROOM SEMI-DETACHED HOME BOASTS A STUNNING OPEN-PLAN KITCHEN DINER, A GENEROUS REAR GARDEN, AND A SOUGHT-AFTER LOCATION CLOSE TO EXCELLENT SCHOOLS AND LOCAL AMENITIES.

Nestled on the desirable Golf Links Road in Hull, this charming semi-detached home offers a wonderful opportunity for families seeking a spacious and well-presented home. With three generous bedrooms and a thoughtfully designed layout, this property has been significantly improved by the current owners, making it an ideal family residence.

Upon entering, you are greeted by a welcoming front lounge featuring a long burner and a delightful bay window that fills the space with natural light. The heart of the home is undoubtedly the superb open-plan kitchen and dining area, which boasts modern fittings and opens seamlessly to the rear garden, perfect for entertaining or enjoying family meals. The first floor comprises three well-proportioned bedrooms, providing ample space for relaxation, alongside a family bathroom suite that caters to all your needs. Externally, the property features a low-maintenance front garden with parking for two vehicles, complemented by a side drive for added convenience. The rear garden is a true gem, offering an enclosed space with an open aspect beyond. It is mainly laid to lawn, providing a safe area for children to play, and includes a paved decked area, ideal for soaking up the sun during the warmer months.

Located within easy reach of Hull's city centre, this home is surrounded by a wealth of amenities, including shops, supermarkets, cafes, bars, and restaurants. Families will appreciate the proximity to highly regarded schools and excellent transport links, ensuring that everything you need is just a stone's throw away. This property is sure to attract a wide range of buyers, so we encourage you to express your interest early to avoid disappointment. Don't miss the chance to make this yours.

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 "B"

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

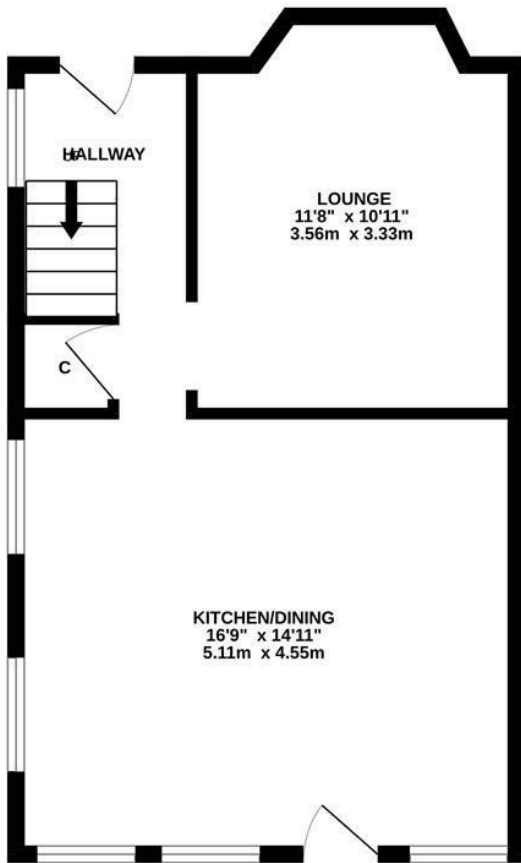
TENURE

Symonds + Greenham have been informed that this property is Freehold.

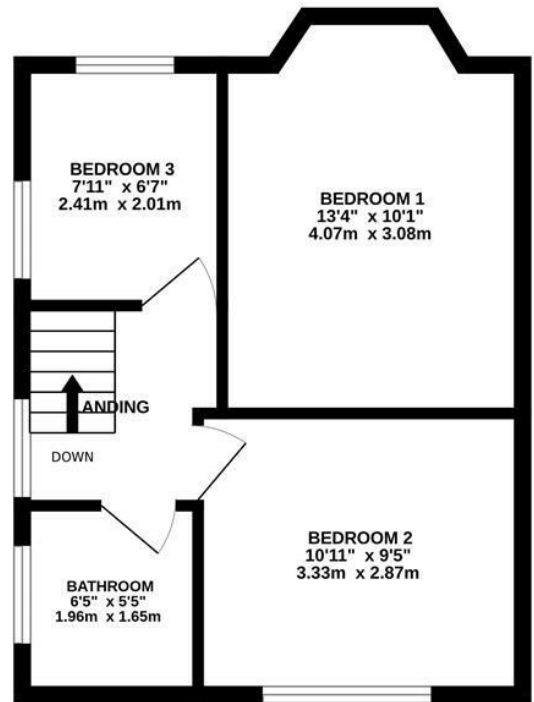
VIEWINGS

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

GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

