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Limb
MOVING HOME



17 Golf Links Road, Hull, HU6 8RE

- 📍 Detached Bungalow
- 📍 Two Bedrooms
- 📍 Open Plan Living Kitchen
- 📍 Council Tax Band = C
- 📍 Modern Bathroom
- 📍 West Facing Garden
- 📍 Parking for up to 3 Vehicles
- 📍 Freehold / EPC = D

£215,000

INTRODUCTION

Enjoying open views across fields to the rear, this well-presented detached bungalow offers comfortable, low-maintenance living in a pleasant setting.

The accommodation centres around a spacious open-plan living kitchen, creating a sociable space for everyday living and entertaining, whilst two well-proportioned bedrooms and a modern bathroom provide practical and well-balanced accommodation.

Outside, the west-facing rear garden is a particular feature, enjoying an open aspect over adjoining fields and an orientation that's ideal for making the most of the afternoon and evening sunshine. The garden is laid mainly to lawn with a gravelled seating area, providing an attractive space to relax outdoors. To the front, there is off-street parking for up to three vehicles.

An excellent opportunity for those looking to downsize, retire or simply enjoy the convenience of single-storey living in a well-maintained home.

LOCATION

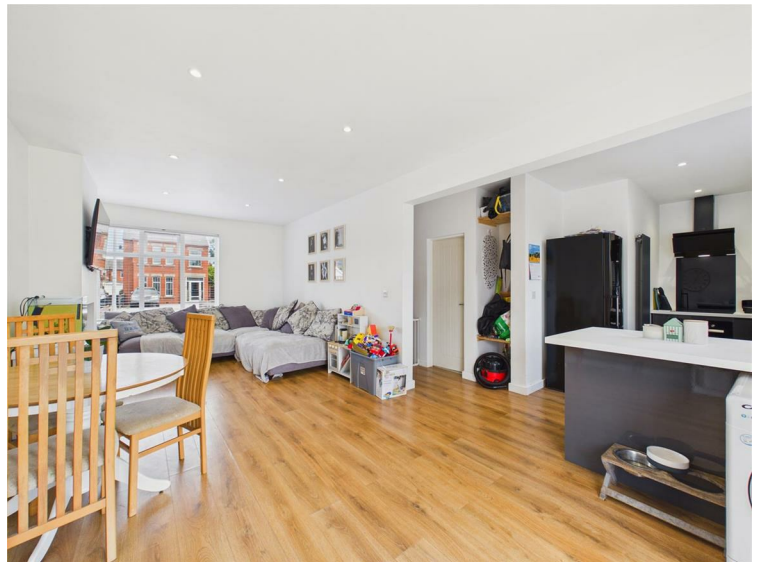
ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

Central entrance hall with storage space and opening to Dining Kitchen/Living Room.

DINING KITCHEN/LIVING AREA



KITCHEN

Contemporary kitchen with fitted units and worksurfaces, integrated oven, four-ring induction hob with extractor unit above, plumbing for a washing machine and sink & drainer beneath window to rear. A breakfast peninsula acts as partition between the kitchen and dining areas.



DINING AREA

French doors opening out to the rear patio.



LIVING AREA

With window to the front elevation.



BEDROOM 1

Double bedroom with window to the front elevation.



BEDROOM 2

Second double bedroom with cupboard to corner and window to the side elevation.



BATHROOM

Stylish, tiled bathroom boasting a free-standing bath beneath window to side, low-flush W.C. and wash-hand basin.



OUTSIDE

The west facing rear garden backs onto fields with an aspect perfect for both afternoon and evening sunshine. There is a lawn along with a gravel patio to the immediate rear of the property, with up to three off-street parking spaces available at the front of the property.



REAR VIEW



GLAZING

The property has the benefit of uPVC double glazing.

HEATING

The property has the benefit of gas central heating.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.

All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.

Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:

- (i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute any part of an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct however any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) no person in the employment of Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.

If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

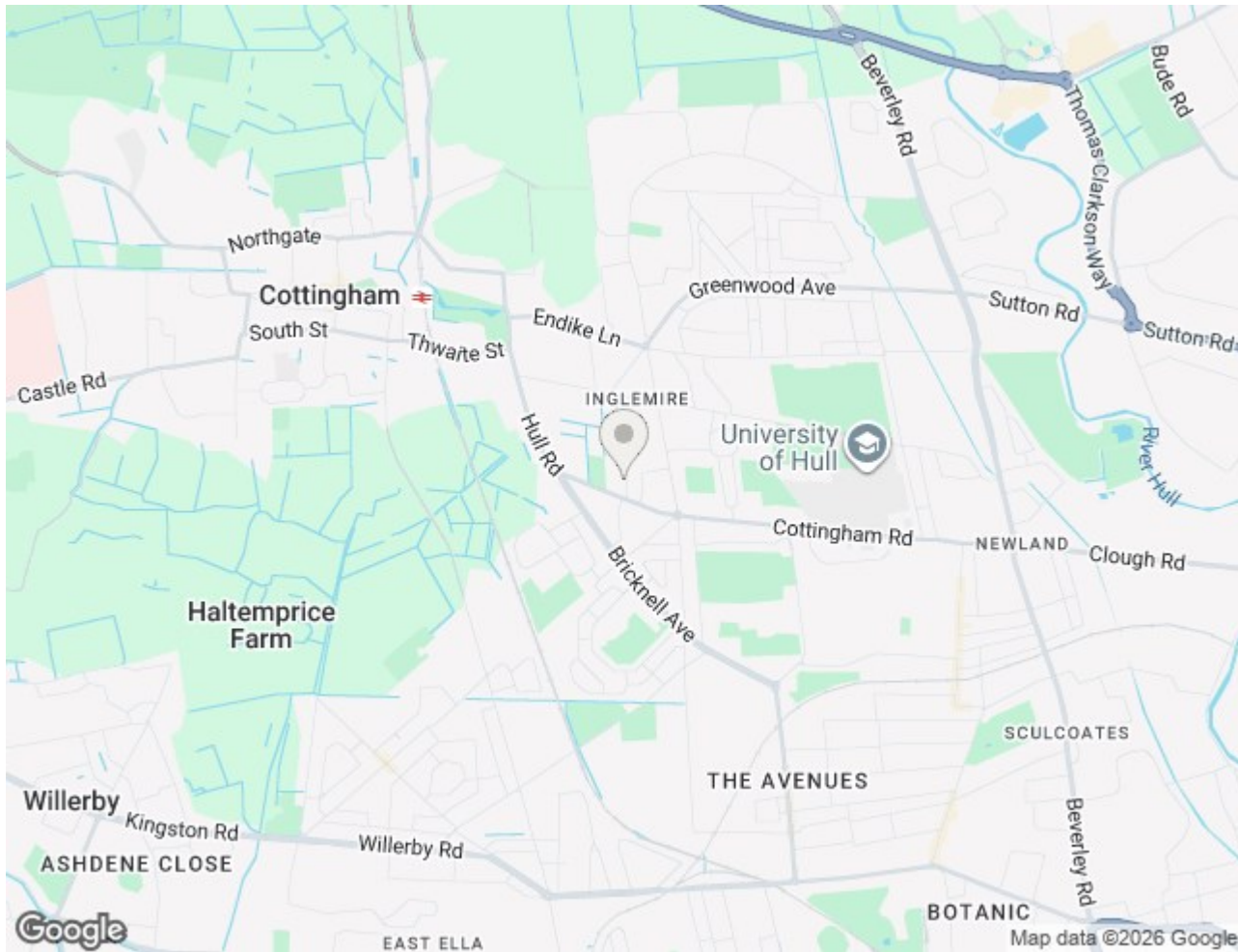
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	