

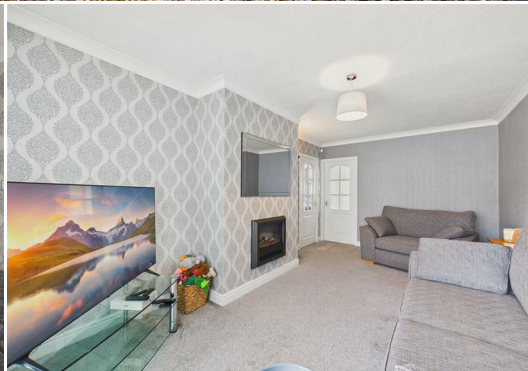
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Limb
MOVING HOME



32 Golf Links Road, Hull, HU6 8RA

- 📍 Detached Dormer Bungalow
- 📍 Immaculately Presented
- 📍 3 Beds / 2 Baths
- 📍 Council Tax Band = D
- 📍 Superb Dining Kitchen
- 📍 Stunning Garden & Summerhouse
- 📍 Driveway & Garage
- 📍 Freehold / EPC = C

£300,000

INTRODUCTION

This beautifully finished three-bedroom dormer bungalow offers a rare degree of flexibility, making it equally suited to those seeking single-level living or a spacious family home. The interior is defined by a stylish lounge and a superb dining kitchen with integrated appliances, supported by a practical separate utility room.

The layout is thoughtfully arranged with a double bedroom and contemporary bathroom on the ground floor, while the first floor provides two further double bedrooms and a second modern shower room.

The exterior is a true highlight of the property. The rear garden is split into distinct zones for entertaining, including a deck to the immediate rear, an extensive lawn, and a central patio with a feature pergola. At the far end sits a recently constructed summer house—a versatile space complete with fitted units and French doors—ideal for a home office or hobby room. To the front, a generous driveway and gravelled area provide off-street parking for up to three vehicles, leading to the integral garage.

LOCATION

This popular residential area lies to the south east of Cottingham, . The property lies within the East Riding of Yorkshire Council boundary. The vibrant village of Cottingham provides an excellent range of shops, general amenities and recreational facilities. Cottingham is home to numerous properties of distinction and has many attractive street scenes. The village is ideally placed for access towards Hull City Centre, the historic market town of Beverley or in a westerly direction toward the iconic Humber bridge. Cottingham also has its own mainline railway station with direct access to London King's Cross. Close proximity to the University of Hull and convenient access can also be gained to Hull City Centre. In all, a very convenient location.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With doors to integrated garage, lounge and third bedroom; stairs to first floor.

LOUNGE

With inset electric fireplace and door to kitchen/dining room.



KITCHEN/DINING ROOM

Of open plan design, with breakfast peninsula providing partition.



DINING AREA

There is ample space for a dining table and a window to the side. The space leads up to the breakfast peninsula through to the kitchen.



KITCHEN

Comprising well presented, fitted units and worksurfaces throughout, one-and-a-half sink & drainer beneath window to side, five-ring gas hob with extractor unit above and integrated appliances including dishwasher, fridge, freezer and double-oven. There is a large breakfast peninsula, and sliding doors which open out onto the rear decking.



REAR LOBBY

With a door to the rear and access to storage cupboard, bathroom and utility.

BATHROOM

Four-piece bathroom suite comprising low-flush W.C. and wash-hand basin atop fitted vanity unit beneath window to the side, step-in shower and bath to corner.



UTILITY

With sink & drainer atop fitted worksurface beneath window to the rear, plumbing for a washing machine, space for dryer and window to the side.



BEDROOM 3

Window to side.



FIRST FLOOR

LANDING

With window to side elevation and storage cupboard access.

BEDROOM 1

With fitted wardrobes and window to the side elevation.



BEDROOM 2

Fitted wardrobes and window to the side elevation.



SHOWER ROOM

Comprising low-flush W.C. beneath Velux window, wash-hand basin and shower enclosure.



OUTSIDE

The rear garden is incredibly well-presented and boasts excellent proportions, comprising decking to the immediate rear, extensive lawn, additional patio with pergola to the middle and recently constructed summer house at the far end. There is a drive which leads to the integral garage as well as gravel with potential off-street parking for three vehicles.



REAR VIEW



SUMMER HOUSE

Feature summer house with fitted units and worksurfaces and French doors to decking.



HEATING

The property has the benefit of gas central heating.

GLAZING

The property has the benefit of double glazing.

TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band D. 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 heating system and specific fittings for this property. 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 TO SCALE. Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, 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 and any intending purchaser or tenant 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. 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 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 mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. AI may have also been used to enhance photography.

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.

