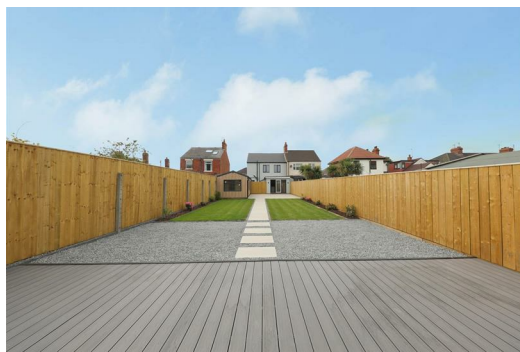




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 44 Golf Links Road, Hull, HU6 8RA

### £290,000

PHENOMENAL THREE BED SEMI - SUPERB TRANSFORMATION - SHOW HOME CONDITION - THREE GOOD SIZED BEDROOMS - POPULAR HU6 LOCATION - CLOSE TO GOOD SCHOOLS AND AMENITIES - BEAUTIFULLY LANDSCAPED GARDEN

Situated on the highly sought after Golf Links Road, this exceptional three bedroom semi detached home has undergone a complete transformation, having been fully refurbished to the highest of standards. With high spec fixtures and fittings throughout, including karndean flooring, a brand new boiler and a fully fitted alarm system to name a few, the property has been meticulously finished to offer luxurious yet practical living, perfect for families seeking a stylish and move in ready home. The area is well regarded for its excellent school catchment and boasts convenient transport links to both Cottingham and Hull city centre, all while enjoying the tranquillity of a quiet residential setting.

The ground floor comprises a welcoming entrance hall with a convenient w/c, a cosy front living room with a charming bay window and a stunning open plan kitchen, dining and family area that serves as the heart of the home—ideal for both daily living and entertaining. Upstairs, the property continues to impress with three generously sized bedrooms and a beautifully appointed family bathroom.

Externally, the home benefits from an immaculate landscaped rear garden featuring stylish porcelain tiles, a fresh lawn, composite decking, and a brand new fence offering privacy and elegance. A clad and converted garage provides additional versatile space, perfect as a home office or studio. To the front and side, a newly laid resin driveway offers ample off-street parking for multiple vehicles. This remarkable home on Golf Links Road must be

## GROUND FLOOR

### ENTRANCE HALL

a stylish hall way with stairs to first floor, under stairs storage cupboard and doors to the kitchen and the...

### W/C

with low level w/c and sink basin with vanity unit

### OPEN PLAN KITCHEN DINER

*21'6 x 10'3 max (6.55m x 3.12m max)*

a phenomenal, modern open plan kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with mixer tap and drainer unit, central island with induction hob and down draft extractor fan, integrated double oven, integrated microwave, integrated dishwasher, integrated wine cooler, integrated full length fridge, integrated full length freezer and plumbing for washing machine

### FAMILY AREA

*13'6 x 10'0 max (4.11m x 3.05m max)*

adjoining the kitchen, a delightful family/dining area with bifold doors, complete with fitted blinds, leading to the rear garden, with separate door to the side drive and garage

### LIVING ROOM

*12'0 x 10'9 max (3.66m x 3.28m max)*

a cosy living room with bay window

## FIRST FLOOR

### LANDING

### BEDROOM 1

*12'1 x 11'0 max (3.68m x 3.35m max)*

a fantastic primary bedroom with bay window

### BEDROOM 2

*10'2 x 9'8 max (3.10m x 2.95m max)*

a fantastic double bedroom

### BEDROOM 3

*8'4 x 6'9 max (2.54m x 2.06m max)*

a third double bedroom

### BATHROOM

a beautiful, modern family bathroom with low level w/c, sink basin with vanity unit, free standing bath, heated towel rail and walk in shower with niche, with tiles to splash back areas

### OUTSIDE

a beautifully landscaped rear garden, mainly laid to lawn with porcelain paved patio tiles and composite decking, providing the perfect spots for alfresco living in the warmer months, enclosed by brand new timber fence and garage, with gated access to the side drive and the front of the property

### GARAGE

*24'8 x 9'1 max (7.52m x 2.77m max)*

a fantastic, restored garage, that can be used for a variety of functions including a home gym, an office or additional living space, complete with power supply, roller shutter door and separate storage/utility area with side door to the patio

### PARKING

The property boasts a low maintenance resin front and side drive with iron gated access providing off street parking for 3-4 vehicles

## 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 C.

## 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.

## TENURE

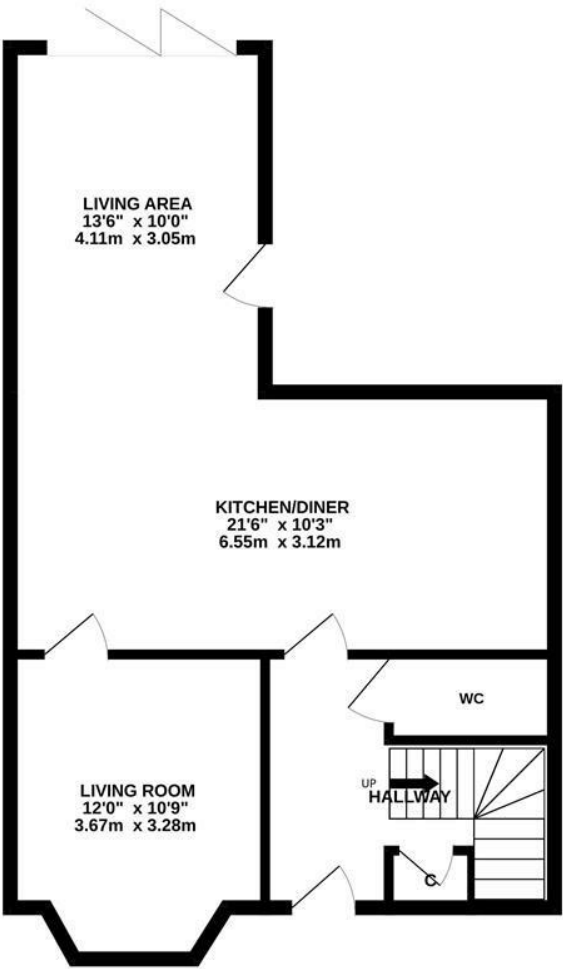
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

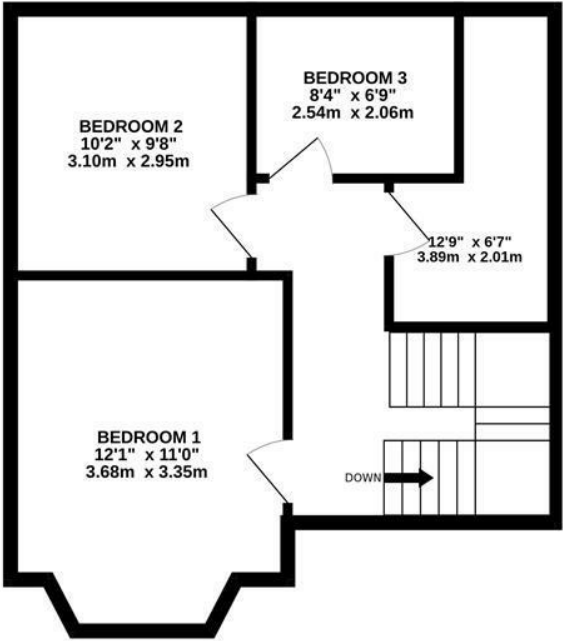
## VIEWINGS

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

GROUND FLOOR



1ST FLOOR



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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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

