



SYMONDS + GREENHAM

Estate and Letting Agents



37 Golf Links Road, Hull, HU6 8RE

£230,000

This spacious three-bedroom true bungalow offers a perfect blend of comfort, style, and convenience. Nestled in a highly sought-after residential area, the property enjoys close proximity to a fantastic range of local amenities, including shops, the University of Hull, and the vibrant cafes, restaurants, and bars of nearby Newland Avenue. With excellent transport links to Cottingham and Hull City Centre, this home is ideal for those seeking both tranquility and accessibility.

Step inside to discover a thoughtfully designed layout that maximizes both space and functionality. The property boasts a welcoming hallway, a bright and inviting lounge, a contemporary kitchen/diner, a sun-filled conservatory, three generously sized double bedrooms, and a stylish modern shower room. With UPVC double glazing and gas central heating throughout, this home is as energy-efficient as it is beautiful.

GROUND FLOOR

ENTRANCE HALL

UPVC double-glazed external entrance door to the front. Access to all bedrooms, lounge, and kitchen/diner. Walk-in storage cupboard.

BEDROOM ONE

14'8 x 10'4 (4.47m x 3.15m)

UPVC double-glazed bay window to the front. Spacious double bedroom with a full wall of fitted wardrobes. Radiator.

BEDROOM TWO

15'7 x 9'5 (4.75m x 2.87m)

UPVC double-glazed bay window to the front. Generous double bedroom with fitted wardrobes, over-bed storage, and dressing table. Radiator.

LOUNGE

20'2 x 11'5 (6.15m x 3.48m)

UPVC double-glazed French doors leading to the conservatory. Feature gas fireplace. Coving to the ceiling. Radiator.

CONSERVATORY

12'7 x 10'0 (3.84m x 3.05m)

Fully UPVC double-glazed with window blinds. Tiled flooring. French doors opening to the rear garden.

KITCHEN/DINER

20'7 x 12'5 (6.27m x 3.78m)

UPVC double-glazed window to the side. Fitted with a range of modern wall and base units. Integrated electric oven, gas hob, stainless steel extractor hood, and glass splashback. Stainless steel sink/drainage with mixer tap. Integrated washing machine. Dining area with laminate flooring and spotlights. Radiator. UPVC double-glazed French doors opening to the rear garden.

SHOWER ROOM

8'0 x 6'5 (2.44m x 1.96m)

UPVC double-glazed window to the side. Stylish three-piece suite comprising a large shower unit with electric shower, low-level WC, and vanity wash hand basin. Radiator.

OUTSIDE

The exterior of the property is just as impressive. The rear garden is a true highlight—not overlooked and meticulously maintained, it features a lush lawn bordered by mature trees and shrubs, a shed for storage, and an expansive block-paved patio area, perfect for outdoor entertaining or relaxing in privacy.

PARKING

The front garden has been fully block paved, providing convenient off-road parking, while a shared driveway leads to a single detached garage.

WHY YOU'LL LOVE THIS HOME:

This bungalow truly stands out for its combination of modern interiors, ample living space, and beautifully maintained outdoor areas. Whether you're relaxing in the conservatory, hosting a barbecue on the patio, or enjoying the peaceful surroundings of the garden, this property offers something for everyone.

Internal viewing is highly recommended to fully appreciate all that this delightful home has to offer. Don't miss the opportunity to make it your own!

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

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.

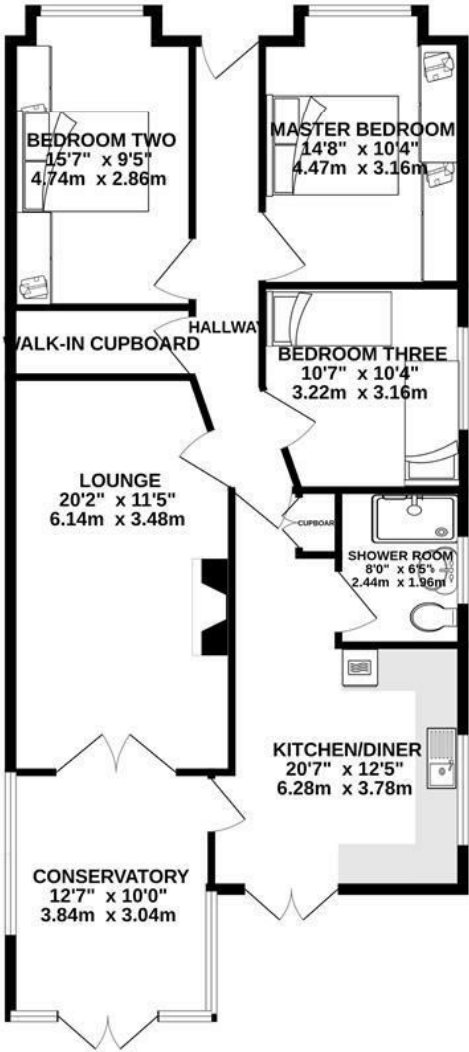
VIEWINGS

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

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.

GROUND FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 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		86
(81-91) B		
(69-80) C		
(55-68) D	67	
(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	