



SYMONDS + GREENHAM

Estate and Letting Agents



106 Silverdale Road, Hull, Yorkshire HU6 7HG

Offers in the region of £195,000

Symonds and Greenham are delighted to present this beautifully renovated three bedroom semi detached home, occupying a sought after position on Silverdale Road in the popular HU6 area. Full of character and charm, this stunning 1930s property has been stylishly updated throughout to create a fantastic family home, equally suited to first time buyers. Ideally located close to well regarded schools, local amenities and excellent transport links, this is a property that is ready to move straight into.

The ground floor comprises a welcoming entrance hall, a cosy living room featuring a beautiful bay window, and a stunning open plan kitchen diner with a comfortable lounge area, creating a superb space for everyday living and entertaining.

To the first floor are three well proportioned bedrooms and a beautifully appointed family bathroom, finished to a high standard.

Externally, the property enjoys a generous south facing rear garden with a paved patio area and a well maintained lawn, offering the perfect space to relax or entertain during the warmer months. There is also a garage, shared side driveway and off street parking to the front.

Situated on one of HU6's most desirable residential streets, this exceptional home combines period charm with contemporary living, making it one not to be missed.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

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

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.

COUNCIL TAX

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.

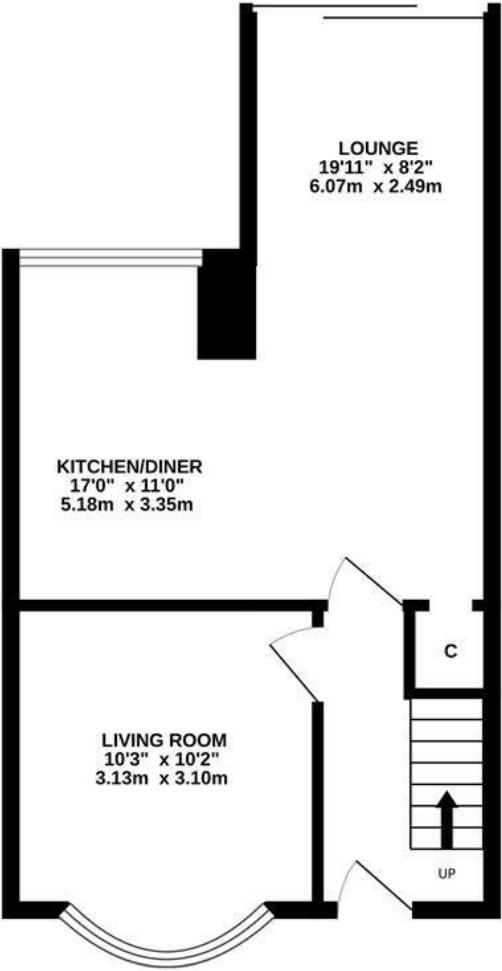
FLOOR PLAN DISCLAIMER

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.

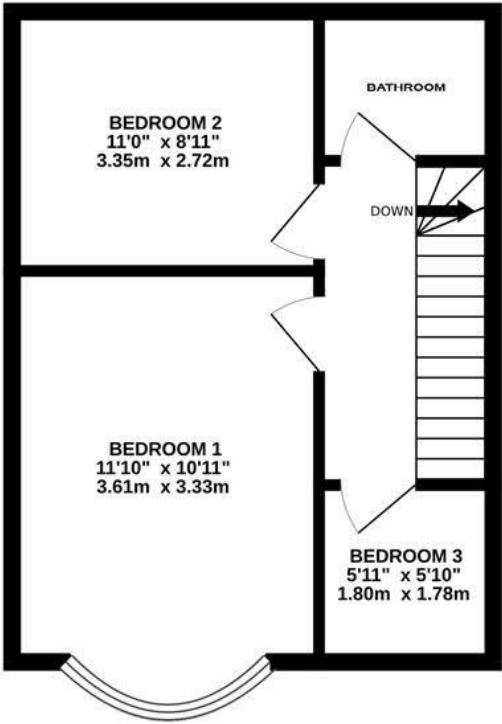
VIEWINGS

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

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.3 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		82
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		
(02 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		

