



SYMONDS + GREENHAM

Estate and Letting Agents



106 Silverdale Road, Hull, Yorkshire HU6 7HG **Offers over £160,000**

OUTSTANDING THREE BED SEMI - BAGS OF POTENTIAL - OUTSTANDING REAR GARDEN - POPULAR LOCATION

Symonds and Greenham are delighted to bring to the market this outstanding three bed semi-detached home. Situated on Silverdale Road, this property is ideally located for a host of local amenities with shops, supermarkets, cafes, bars and restaurants all within close proximity as well as highly thought of schools and transport links to Cottingham, Beverley and the City Centre. Inside, this home has bags of potential. You will find a lounge, a dining room and a kitchen downstairs, with three generous bedrooms and a family bathroom upstairs. Outside, the property benefits from off street parking in the form of a side drive with a garage found to the bottom. The piece de resistance however is an absolutely sublime rear garden, mainly laid to lawn providing outstanding outside space for the family.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

11'08 x 11'02 max (3.56m x 3.40m max)

A brilliant family room with excellent natural light and a bay window.



DINING ROOM

17'04 x 11'07 max (5.28m x 3.53m max)

Another excellent family room.



KITCHEN

10'10 x 8'02 max (3.30m x 2.49m max)

With a range of eye level and base level units with complimenting work surfaces, a stainless steel sink and drainer unit, plumbing for a washing machine, an integrated oven with a gas hob and space for a fridge freezer.



FIRST FLOOR

BEDROOM 1

11'10 x 10'11 max (3.61m x 3.33m max)

A brilliant main bedroom with plenty of space for storage.



BEDROOM 2

11'00 x 8'11 max (3.35m x 2.72m max)

Another excellent bedroom.



BEDROOM 3

5'11 x 6'05 max (1.80m x 1.96m max)



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.

BATHROOM

With a low level WC, a panelled bath and a hand basin.



OUTSIDE

To the front the property benefits from a shared drive with a garage to the bottom. This home also has an outstanding rear garden that is mainly laid to lawn.



CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

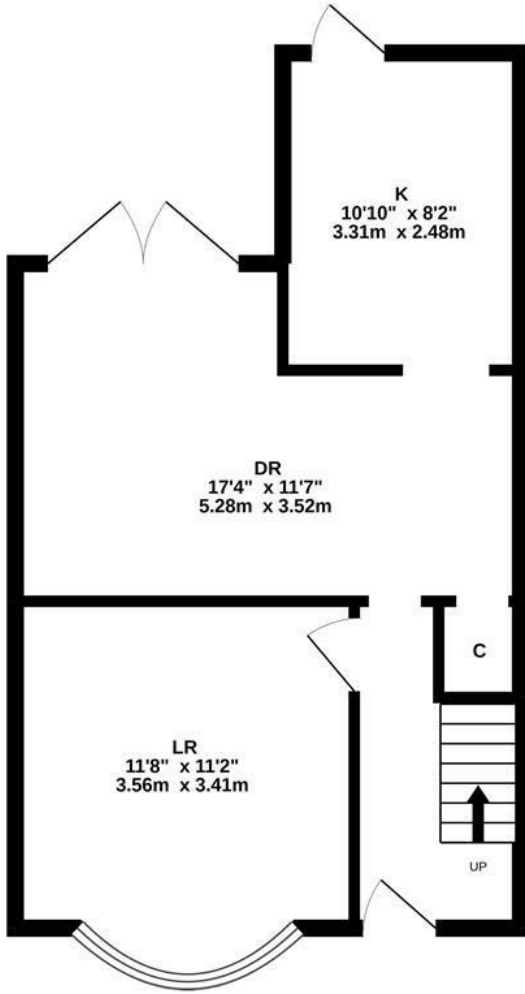
Symonds + Greenham have been informed that this property is Freehold.

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

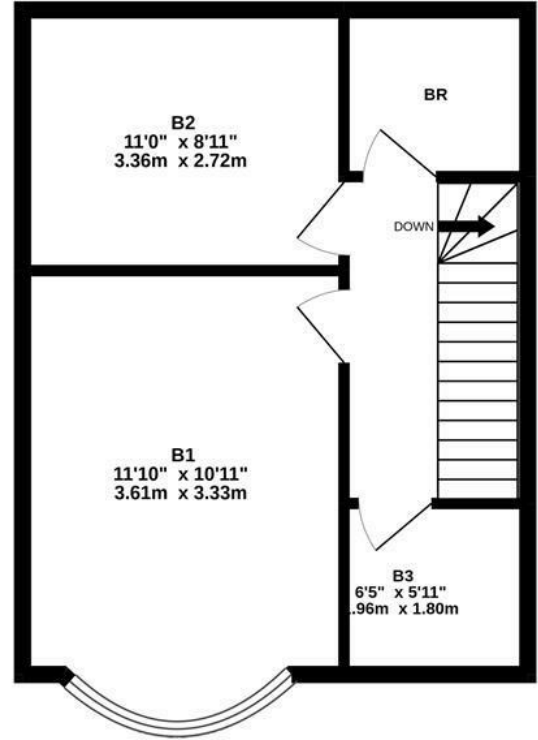
COUNCIL TAX

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

GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.

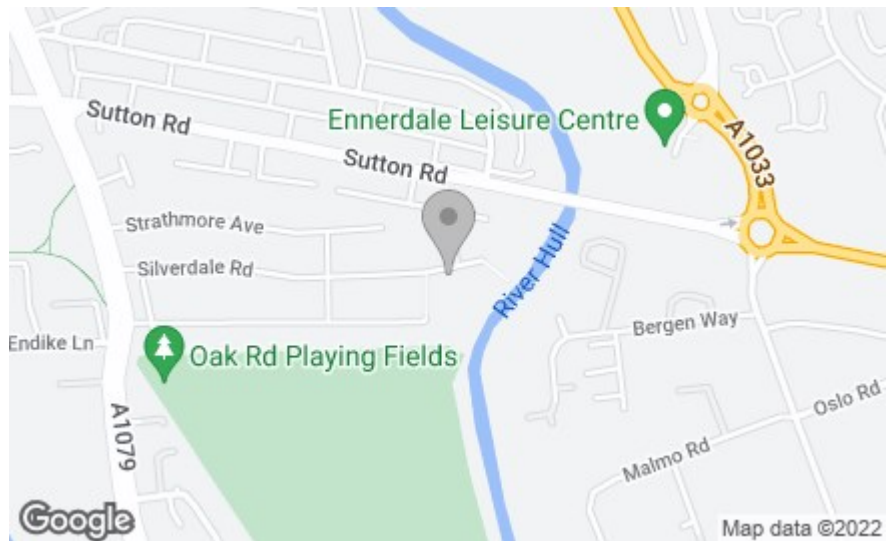


1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



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.
Made with Metropix ©2022



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) A	82
(61-81) B	
(69-80) C	
(55-68) D	
(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	82
(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