



Silverdale Road, Hull, HU6 7HG
Offers Over £190,000


**Philip
Bannister**
Estate & Letting Agents

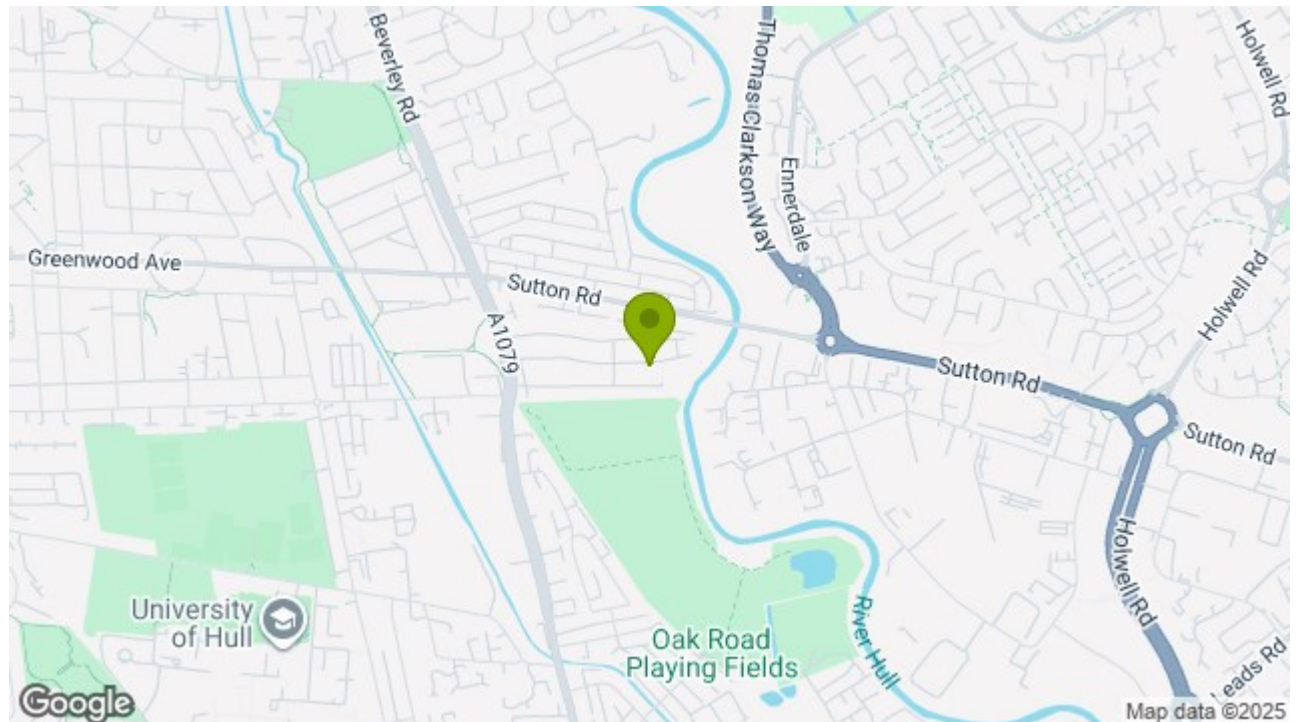
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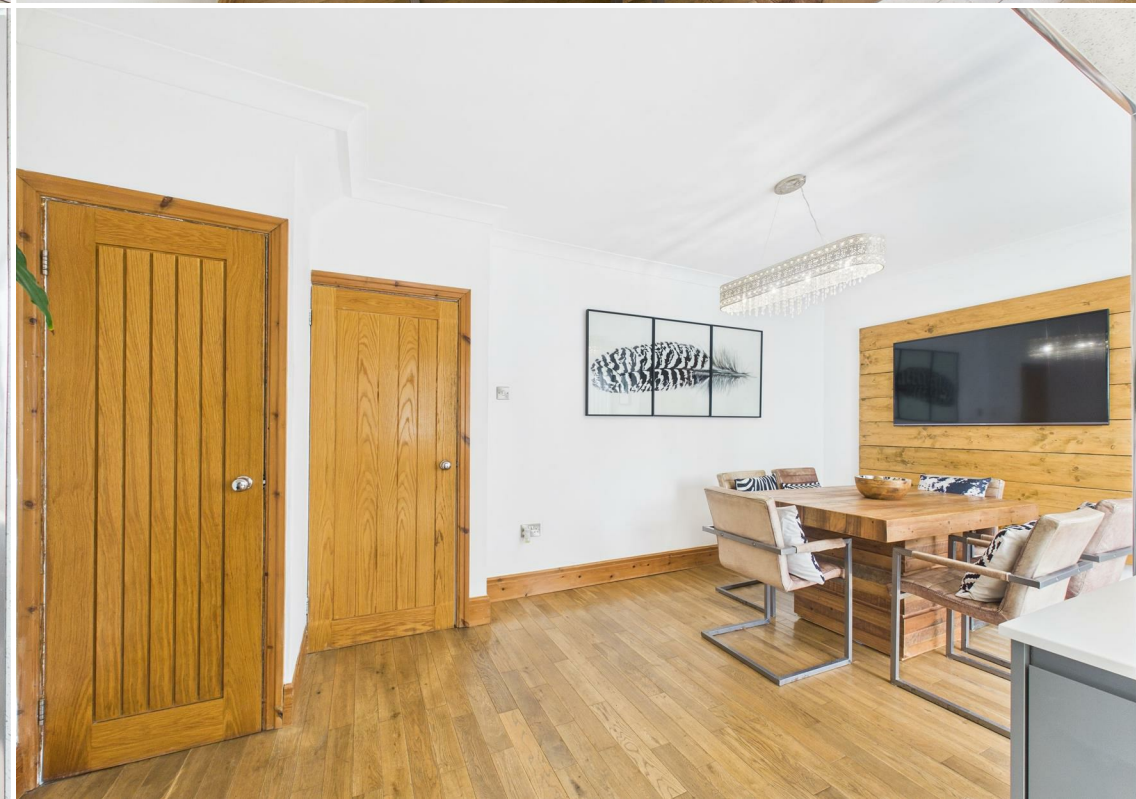
This exceptional property is presented to the highest standard throughout, offering an ideal home for families seeking both style and comfort. Boasting generous and open-plan living space, the home features a sleek contemporary kitchen, a modern and well-appointed shower room, and well-proportioned bedrooms designed with practicality in mind. The superbly landscaped rear garden provides a private and tranquil outdoor retreat, perfect for relaxing or entertaining, while gated off-street parking adds convenience and security. This is a truly turn-key home, ready to move into and enjoy.

Key Features

- No Onward Chain
- Superb Semi-Detached Home
- Presented to the Highest Standard Throughout
- Landscaped Rear Garden
- High Specification Kitchen
- Gated Off-Street Parking
- Sought-After Location
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with stairs off.

LIVING ROOM

A beautifully appointed living room with wall mounted electric fire and a bay window to the front elevation.

DINING ROOM

A fantastic dining area with feature wall panelling, solid wood flooring and a bay to the rear elevation with sliding patio doors, access to the storage cupboard, window to the side elevation and open to the Kitchen.

KITCHEN

A modern fully equipped kitchen with grey gloss wall and base units, acrylic work surfaces with upstands and splashbacks. Integrated appliances include Automatic Washing Machine, Slimline Dishwasher, Fridge/Freezer, Induction Hob, Electric Oven, Extractor Fan and pull out bins. Further benefitting from windows to the side and rear elevations, recessed spotlights and a radiator.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with fitted wardrobes and a bay window to the front elevation.

BEDROOM 2

A further double bedroom with window to the rear elevation, fixed staircase off leading to the loft space.

BEDROOM 3

A bedroom of single proportions with window to the front elevation.

SHOWER ROOM

With a three piece suite comprising of a shower enclosure, vanity wash hand basin and a low flush WC. Further benefitting from tiled flooring and walls, recessed spotlights, a heated towel rail and window to the rear elevation.

LOFT AREA;

LOFT ROOM

With fixed staircase, fitted wardrobes, eaves storage and recessed spotlights.

EXTERNAL;

FRONT

A brick-set driveway with gated providing secure off-street parking.

REAR

A well landscaped low maintenance rear garden with brick-set pavers, artificially turfed lawn, decking area, timber fencing and access to the Summerhouse.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frame.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check

we are led to believe that the Council Tax band for this property is Band . (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

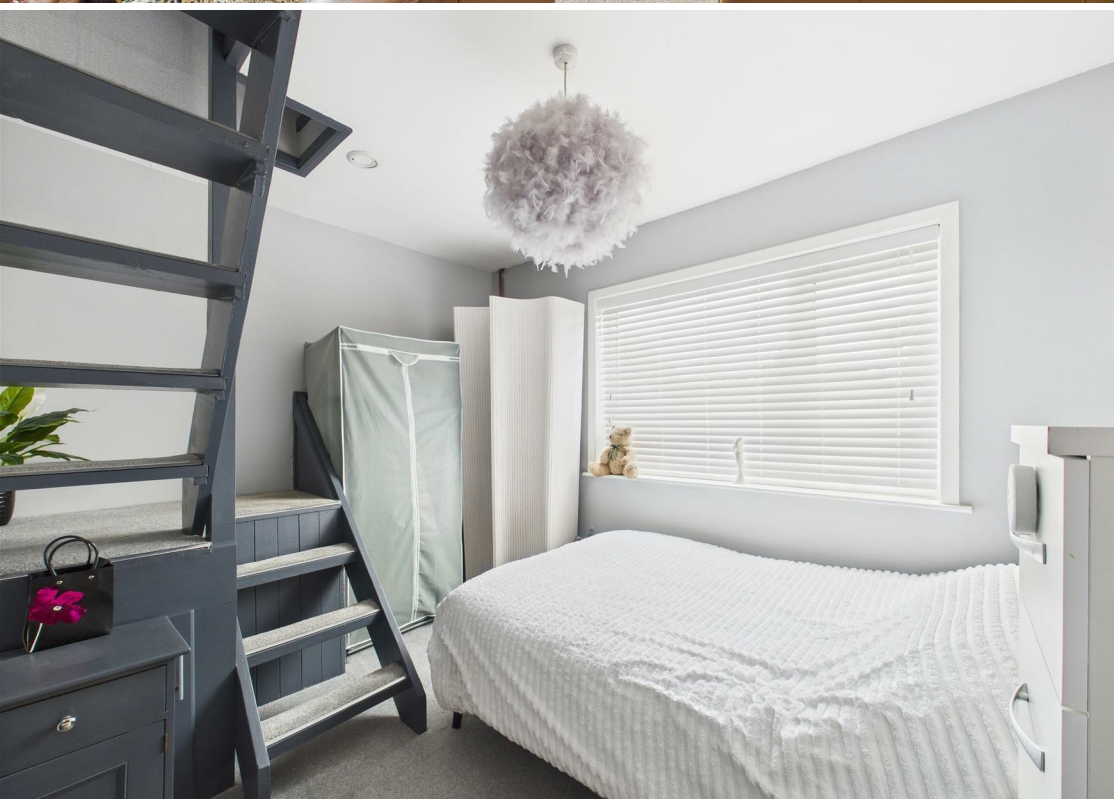
AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is



at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

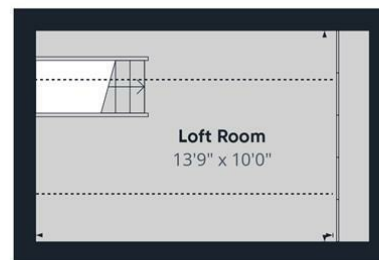
AGENTS NOTES

Philip Bannister & Co.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 Philip Bannister & Co.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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding

that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area⁽¹⁾

927 ft²

Reduced headroom

65 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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