

**65 Silverdale Road, Hull, HU6 7HF**

**£240,000**

This extended family home on Silverdale Road combines modern living with practical design. The open-plan living area is well-suited for both family living and entertaining, while the newly converted loft space offers versatile additional room that can be used as a home office, playroom, or additional storage. The property is presented to a high standard, with attention to detail throughout. A private driveway & detached garage provides convenient off-street parking. Located in a desirable area, this home offers an excellent opportunity for families seeking a well-designed, functional living space. Installed with gas central heating and double glazing. Accommodation briefly comprises; hallway, lounge, downstairs w/c, rear lounge and dining kitchen to the ground floor. The first floor comprises; landing, three bedrooms and bathroom. Fixed stairs from the landing lead to converted loft space.

Arrange your viewing today!

## Ground Floor:

### Entrance Hallway

With entrance door, carpet flooring, radiator, under-stairs cupboard, stairs off, and doors to:

### Lounge

With window to the front, carpet flooring, radiator, and feature fireplace.

### W/C

With window to the side, tiled flooring, pedestal hand wash basin, and low flush W/C.

### Rear Lounge

With laminate flooring, radiator, and feature fireplace. Open plan to the kitchen.

### Dining Kitchen

With window to the rear, laminate flooring, radiator, dining area, range of wall and base units with contrasting work surface, stainless steel 1 1/4 sink unit with chrome mixer tap over, space for cooker, stainless steel extractor hood, space for fridge freezer, plumbing for automatic washing machine and dishwasher. French doors to the rear.

## First Floor:

### Landing

With window to the side, carpet flooring, stairs to the loft, and doors to:

### Bedroom One

With bay window to the front, carpet flooring, radiator, and fitted wardrobes.

### Bedroom Two

With window to the rear, carpet flooring, radiator, and built-in storage cupboard.

### Bedroom Three

With window to the front, carpet flooring, and radiator.

### Bathroom

With window to the side, tiled flooring, heated towel rail, low flush W/C, pedestal hand wash basin, double-ended bath, and shower cubicle.

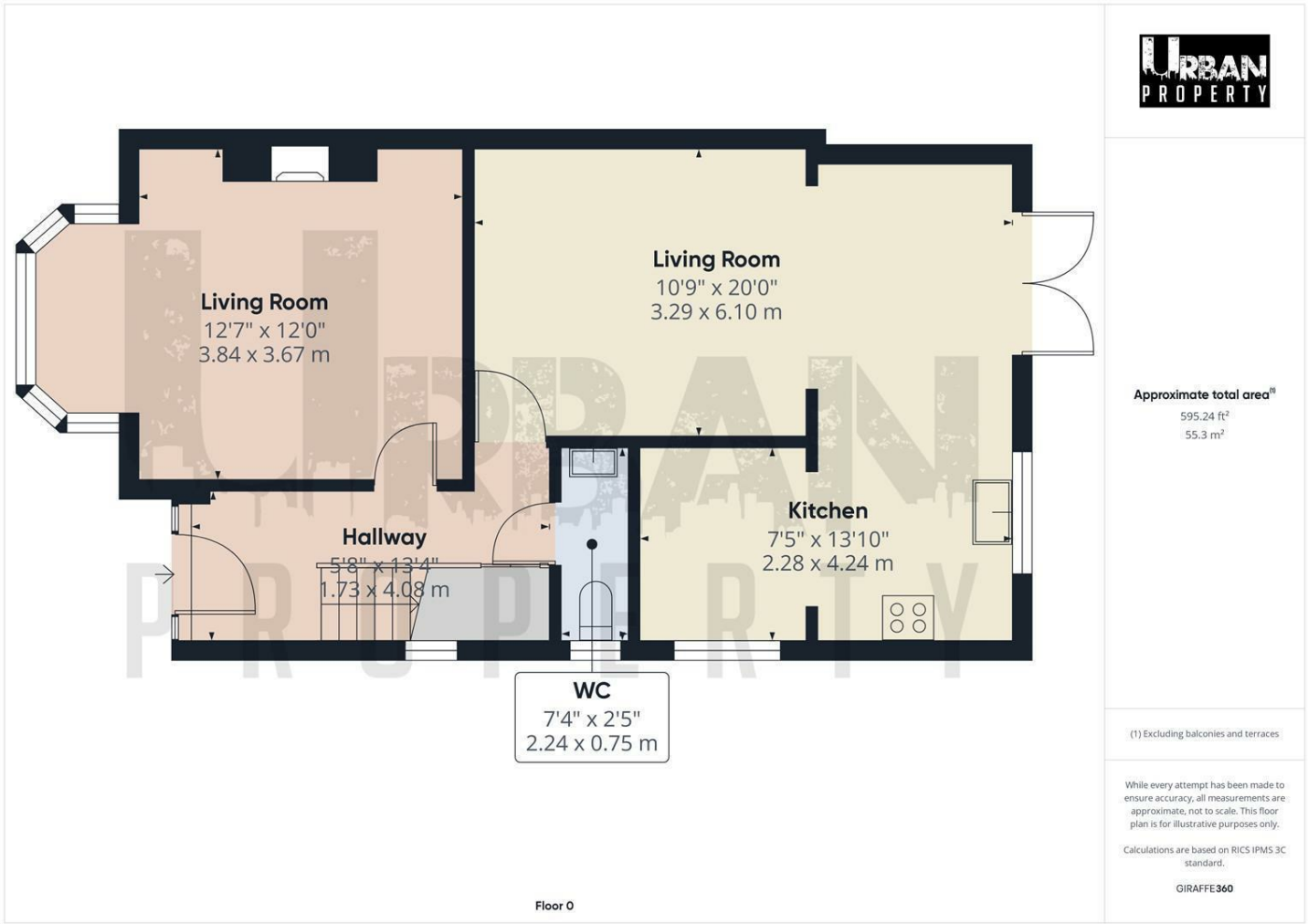
### Loft

With landing space, Velux window, carpet flooring, and radiator.

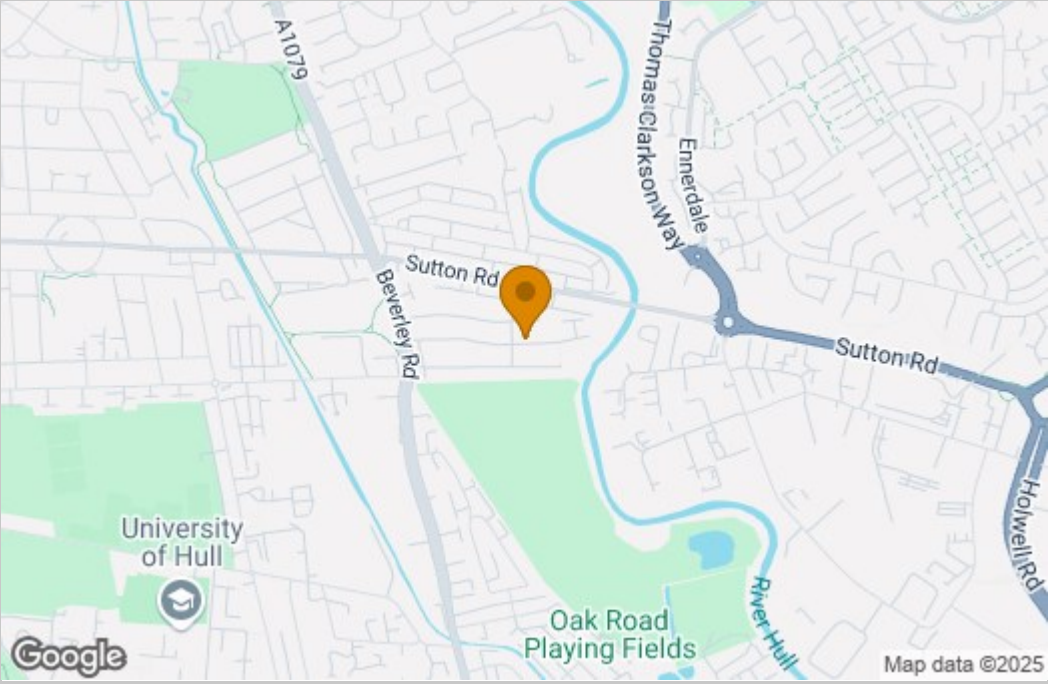
### Exterior

With private driveway to the front and side, leading to a detached garage. To the rear is a fully enclosed garden with a well-tended lawn.

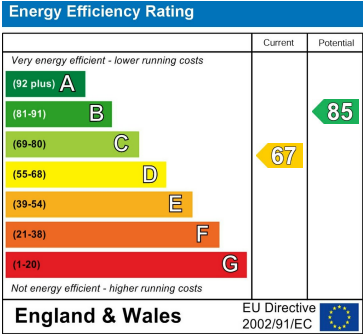
Floor Plan



Area Map



Energy Efficiency Graph



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