



SYMONDS + GREENHAM

Estate and Letting Agents



69 Silverdale Road, Hull, Yorkshire HU6 7HF **Offers in excess of £230,000**

OUTSTANDING THREE BED SEMI - FINISHED TO THE HIGHEST STANDARD - OFF STREET PARKING

Nestled in the sought-after Silverdale Road of Hull, this outstanding three-bedroom semi-detached home is a true gem waiting to be discovered. As you step inside, you are greeted by a wonderful lounge boasting an inviting open fire and elegant oak flooring that extends seamlessly into the hallway, creating a warm and welcoming atmosphere. The heart of the home lies in the incredible open-plan kitchen, meticulously crafted and featuring quartz worktops, top-of-the-line Neff appliances, and stylish Kamdean flooring. Convenience is key with a downstairs WC adding to the functionality of the space. Venture upstairs to find three well-appointed bedrooms, offering comfort and privacy for the whole family. The family bathroom, complete with a separate WC, ensures that busy mornings run smoothly. But the real surprise awaits on the second floor - an exceptional loft space accessed by a fixed staircase, complete with a walk-in closet, offering endless possibilities for a playroom, home office, or additional living space. Outside, this property continues to impress with off-street parking for multiple vehicles, a garage for added storage, and a rear garden laid to lawn, perfect for outdoor gatherings or simply unwinding after a long day. Located in a popular area, you'll find yourself just moments away from an array of amenities including shops, supermarkets, cafes, bars, and restaurants. With schools and transport links within easy reach, this home offers the perfect blend of convenience and comfort. Don't miss the opportunity to make this meticulously maintained property your own - schedule a viewing today and step into the lifestyle you've been dreaming of!

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

LIVING ROOM

12'0 x 12'0 max (3.66m x 3.66m max)

A brilliant family room with lots of natural light and open fire.



KITCHEN

18'0 x 18'1 max (5.49m x 5.51m max)

A beautiful, handmade kitchen by John Mason Kitchens with a range of eye level and base level units with complimenting quartz work surfaces, a Neff hide and slide oven and ceramic Neff hob, an integrated dishwasher, Karndean flooring, spotlights and a woodburning stove.



WC

With a low level WC and a hand basin.



FIRST FLOOR

BEDROOM 1

12'0 x 11'0 max (3.66m x 3.35m max)

A wonderful bedroom with plenty of space for storage.



BEDROOM 2

8'10 x 11'0 max (2.69m x 3.35m max)

Another wonderful bedroom.



BEDROOM 3

7'0 x 8'0 max (2.13m x 2.44m max)



BATHROOM

7'0 x 4'4 max (2.13m x 1.32m max)

With a hand basin and a bath with an overhead shower attachment.



WC

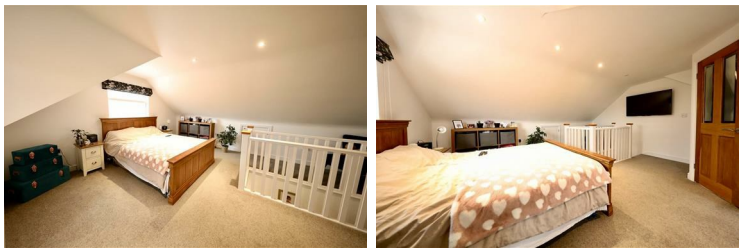
With a low level WC.



LOFT SPACE

18 x 16'1 max (5.49m x 4.90m max)

An incredible loft space with fixed staircase with a walk in closet. Not done to building regulations.



OUTSIDE

The property benefits from off street parking for multiple cars, a garage to the side and a rear garden that is mainly laid to lawn.



CENTRAL HEATING

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

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.

WINDOWS

The property has the benefit of double glazing.

TENURE

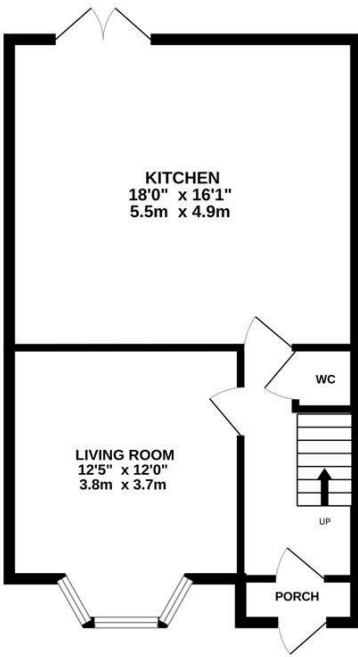
Symonds + Greenham have been informed that this property is Freehold.

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

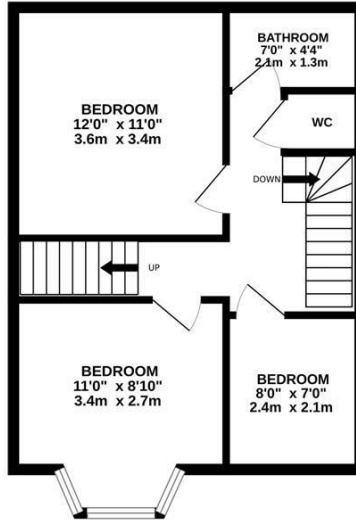
VIEWINGS

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

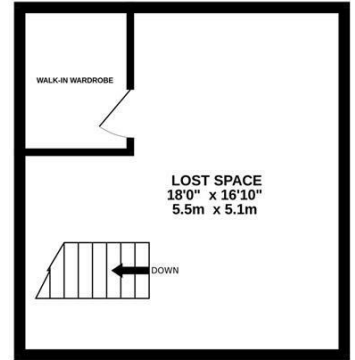
GROUND FLOOR



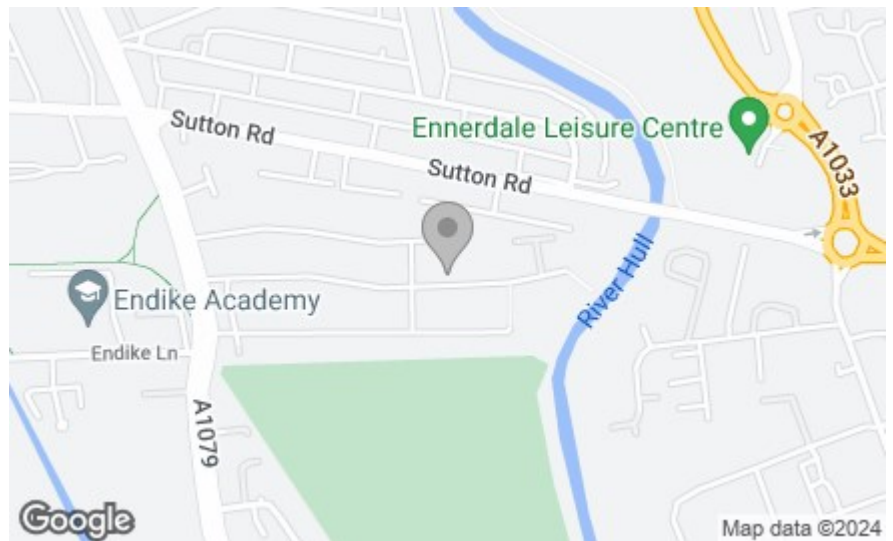
1ST FLOOR



2ND FLOOR



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	
(82 plus) A	
(81-81) 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	
(82 plus) A	
(81-81) 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