



SYMONDS + GREENHAM

Estate and Letting Agents



49 Silverdale Road, Hull, HU6 7HE

£200,000

FANTASTIC THREE BED SEMI - POPULAR HU6 LOCATION - SPACIOUS FAMILY HOME - OPEN PLAN KITCHEN DINER - TWO BATHROOMS - LOVELY GARDEN - OFF STREET PARKING - WELL PRESENTED THROUGHOUT - SOLAR PANELS

Situated on Silverdale Road in a popular and central HU6 location, this spacious three bedroom semi detached property is ideally placed for access to a wide range of local amenities, excellent schools and regular transport links. Well presented throughout, the home offers generous and well balanced living space, featuring a cosy living room and a large kitchen diner that forms the heart of the home, making it perfectly suited to family life. The property also benefits from solar panels.

The property comprises a spacious entrance porch and welcoming entrance hall, leading through to a bright living room with bay window. The generously proportioned kitchen diner offers plenty of space for everyday dining and entertaining, while a useful ground floor shower room and separate utility room add further practicality.

To the first floor are three good sized bedrooms and a stylish family bathroom. Externally, the property enjoys an excellent rear garden with a newly installed decked area ideal for outdoor seating, along with a front drive providing off street parking for multiple vehicles. A well proportioned family home in a highly sought after location, ready to move straight into.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

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

COUNCIL TAX BAND

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

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.

DOUBLE GLAZING

The property has the benefit of double glazing.

TENURE

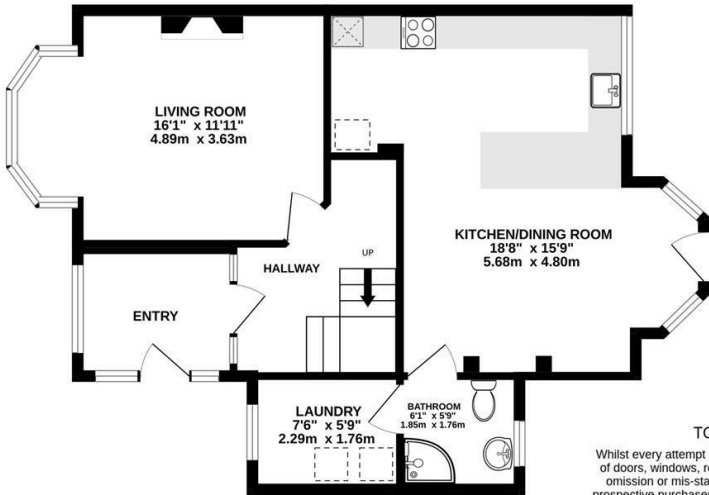
Symonds + Greenham have been informed that this property is Freehold.

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

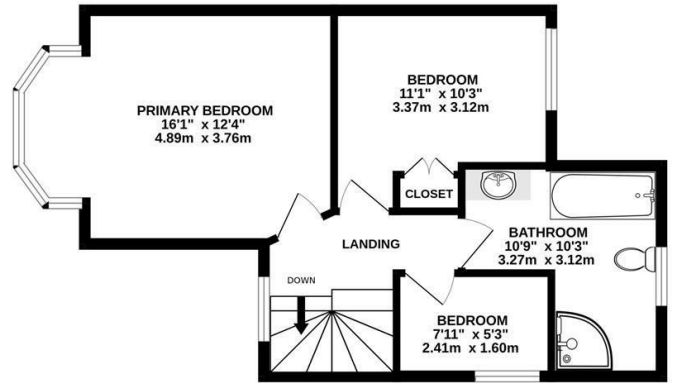
VIEWINGS

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

GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1156sq.ft. (107.4 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	59	
(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	
(92 plus) A	87
(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	

