



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **82 Silverdale Road, Hull, HU6 7HG** **£200,000**

Situated on Silverdale Road in the popular HU6 area, this attractive three bedroom semi detached home enjoys a convenient residential setting close to well regarded schools and a wide range of local amenities. Kingswood retail park is easily accessible, while regular bus routes provide excellent connections into Hull city centre and Beverley, making the location ideal for families and commuters alike.

The property is stylishly presented throughout and offers well proportioned accommodation. The welcoming entrance hall leads through to a bright and spacious open plan living and dining room that provides a comfortable yet sociable space for everyday living and entertaining. The large modern kitchen is a real highlight, finished with contemporary units and ample worktop space, offering both practicality and style.

To the first floor are three good sized bedrooms, all well presented and versatile in use, along with a modern family bathroom finished to a smart contemporary standard. Externally, the property continues to impress with a beautifully landscaped, south facing rear garden that is a true sun trap. The garden has been thoughtfully designed and includes a purpose built bar and shed, making it perfect for entertaining friends and family. To the front, a driveway provides valuable off street parking, completing this excellent home.

A superb family home in a convenient location, combining stylish interiors, generous living space, and an outstanding garden for both relaxation and entertaining.

**BOOK YOUR VIEWING NOW!**

This property is Freehold.

## 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 B.

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(59-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(59-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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