



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **88 Silverdale Road, Hull, Yorkshire HU6 7HG Offers over £170,000**

**REFURBISHED AND EXTENDED SEMI-DETACHED HOME - BRAND NEW 20 FOOT MODERN KITCHEN/DINER - NO CHAIN - OFF-STREET PARKING**

This semi-detached home has been extended and refurbished by the current owner to an exceptional standard. The property would be perfect for a family looking for a home with ample living space that is modern throughout and ready to move into. The property is located on Silverdale Road off Beverley highroad, close to well regarded schools and with good transport links to Hull city centre and Kingswood retail park home to a super market, a cinema, and a range of retail outlets and restaurants. The semi-detached home benefits from off-street parking to the front as well as a generous garden to the rear and to the ground floor boasts a gorgeous living room with an open plan door way through to the huge extended 20 foot by 17 foot kitchen/diner home to a brand new modern kitchen and stunning bifold doors that lead out onto the raised decking area. To the first floor are two double bedrooms, a single third bedroom and a brand new stylish family bathroom.

**THIS HOUSE MUST BE VIEWED TO BE APPRECIATED...DON'T MISS OUT...BOOK YOUR VIEWING ASAP!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to first floor and door to...

### KITCHEN/DINER

20'3 max x 17'3 max (6.17m max x 5.26m max)

With a range of eye level and base level units with complementing work surfaces, sink and drainer unit, electric cooker, electric hob with overhead extractor fan, integrated fridge-freezer, under-stairs cupboard and bifold doors to rear garden.



### LIVING ROOM

13'11 max x 11'7 max (4.24m max x 3.53m max)



## FIRST FLOOR

### BEDROOM 1

14' max x 11' max (4.27m max x 3.35m max)



### BEDROOM 2

11' max x 8'11 max (3.35m max x 2.72m max)

with storage cupboard



### BEDROOM 3

6'6 max x 5'11 max (1.98m max x 1.80m max)



## BATHROOM

with low level WC, vanity hand basin, panelled bath with overhead shower, heated towel rail, floor to ceiling tiles



## OUTSIDE

The front of the property is mainly laid to gravel providing off street parking.

The rear garden has a raised decking area while the rest of the garden has been landscaped ready for a potential buyer to make their own.



### **CENTRAL HEATING**

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

### **DOUBLE GLAZING**

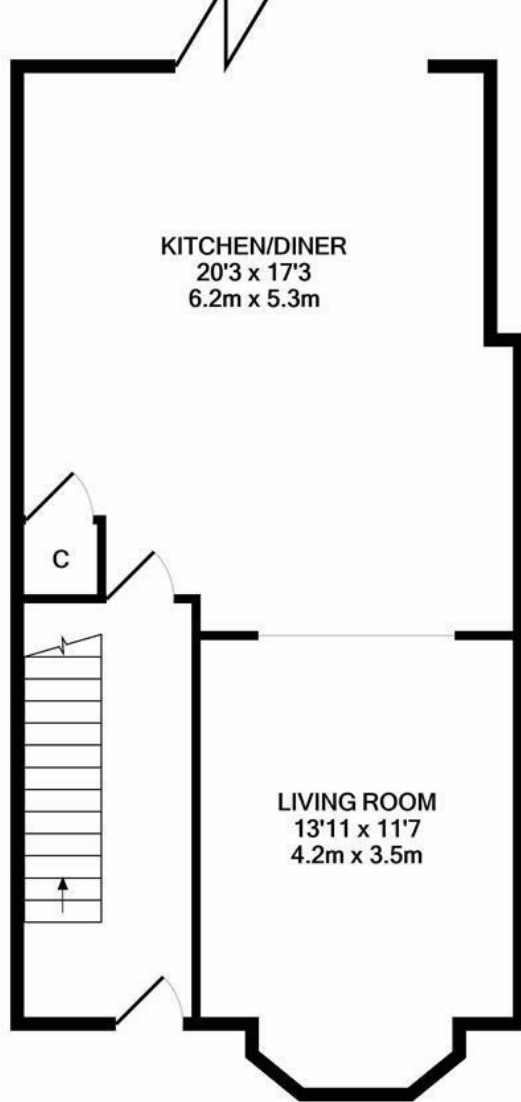
The property has the benefit of double glazing.

### **DISCLAIMER**

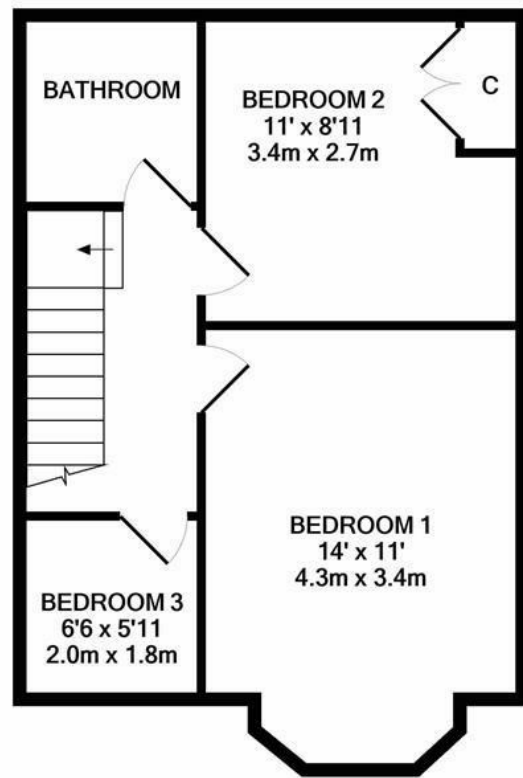
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **VIEWINGS**

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



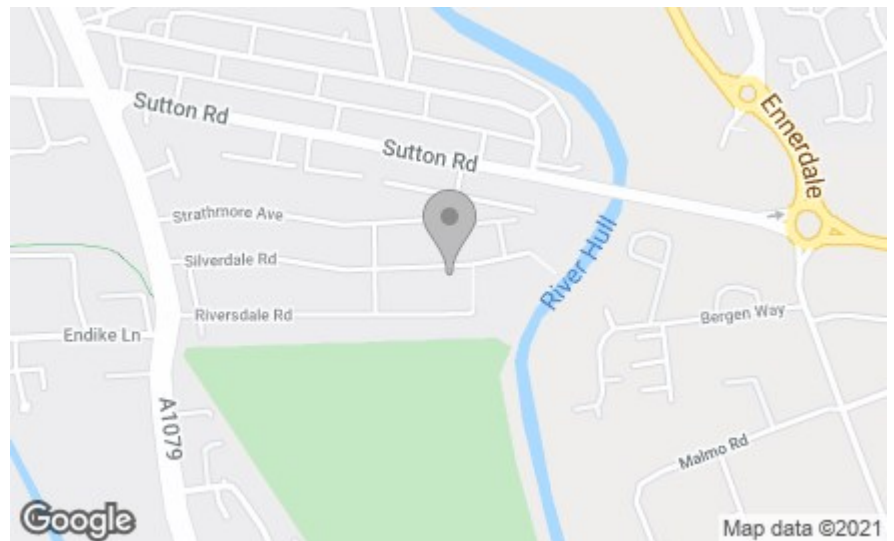
GROUND FLOOR  
APPROX. FLOOR  
AREA 621 SQ.FT.  
(57.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 456 SQ.FT.  
(42.3 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1077 SQ.FT. (100.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b>	<b>84</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(82 plus) <b>A</b>	<b>82</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC