



SYMONDS + GREENHAM

Estate and Letting Agents



112 Hall Road, Hull, HU6 8SB

Offers over £220,000

Situated on Hall Road in Hull, this beautifully extended semi-detached home offers the perfect blend of space, style, and practicality—ideal for families and first-time buyers alike.

The standout feature is the impressive 23-foot open-plan kitchen, dining, and sitting area, designed to be the heart of the home. Whether you're hosting lively gatherings or enjoying quiet family moments, this versatile space provides the perfect setting.

Upstairs, three generously sized double bedrooms ensure plenty of room for comfortable living. Meanwhile, the well-maintained rear garden offers a peaceful retreat, ideal for outdoor dining, gardening, or simply unwinding.

Practicality is also a priority, with ample off-street parking adding to the home's convenience.

With its spacious layout, modern extensions, and fantastic location, this home is a must-see for anyone looking for a stylish and welcoming place to call their own.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor, understairs storage and utility space and understairs WC

LOUNGE

11'7 x 11'2 (3.53m x 3.40m)

An excellent sized and beautifully decorated reception room with with bay window and feature fire place surround

OPEN PLAN KITCHEN/DINING/SITTING ROOM

17'7 x 23'6 (5.36m x 7.16m)

A superb open plan living space ideal for modern living and family time

KITCHEN

with a range of eye and base level units with complementing work surfaces, space for fridge freezer, Dual fuel SMEG range style oven with five gas hob and overhead extractor fan, integrated dishwasher and Belfast sink with mixer tap.

DINING

with French doors to the rear garden

SITTING

with multi fuel log burner

DOWNSTAIRS WC

Convenient downstairs toilet with low level wC, and floating hand basin with mixer tap

FIRST FLOOR

LANDING

BEDROOM ONE

11'6 x 11'2 (3.51m x 3.40m)

n excellent sized double bedroom with bay window

BEDROOM TWO

11'6 x 11'2 (3.51m x 3.40m)

Another good sized double bedroom

BEDROOM THREE

9'4 x 18'1 (2.84m x 5.51m)

A third double bedroom

BATHROOM

6'4 x 8'1 (1.93m x 2.46m)

A bright and inviting bathroom with low level WC, vanity hand basin unit, panelled bath with overhead shower attachment, feature radiator and tiles to splashback areas

OUTSIDE

The generous rear garden is quite the sun trap and an excellent space to relax or entertain guests. It is laid to areas of block paved patio and artificial lawn providing a superb low maintenance outdoor space

PARKING

The property benefits from secured side drive and detached garage to the rear and a brick layed drive to the front providing off street parking for a number of vehicles

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

COUNCIL TAX BAND

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

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.

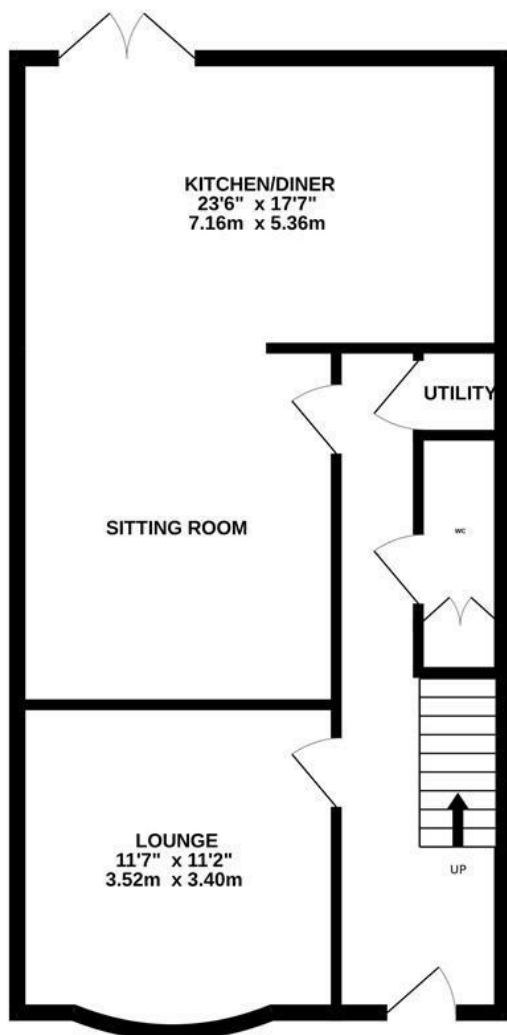
VIEWINGS

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

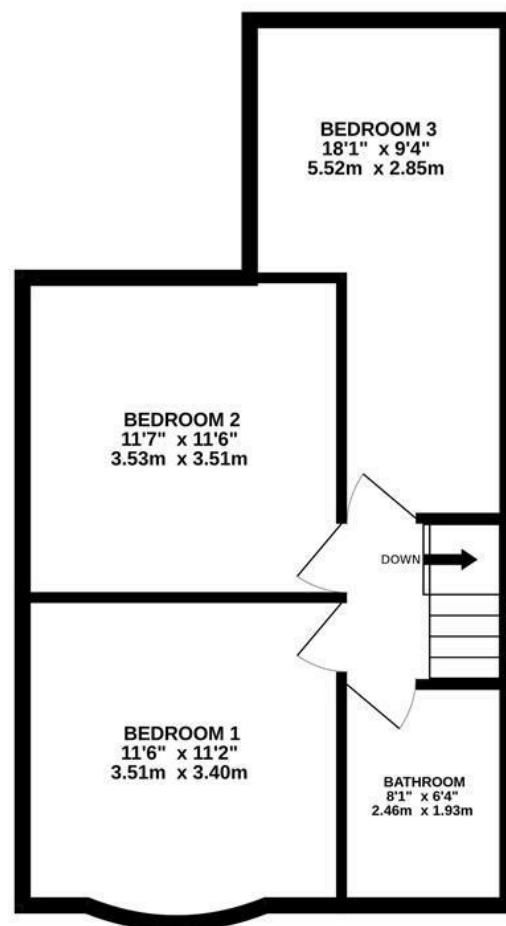
DISCLAIMER

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.

GROUND FLOOR




1ST 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 | | | |
| (92 plus) A | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (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 | | | |
| (92 plus) A | | | 84 |
| (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 |  |

