



SYMONDS + GREENHAM

Estate and Letting Agents



118 Hall Road, Hull, East Yorkshire HU6 8SB

£175,000

Stylish Three-Bedroom Home in Prime Location with Off-Street Parking

Symonds and Greenham are proud to present this beautifully presented three-bedroom property, offering spacious, well-proportioned living in one of the area's most sought-after locations. Immaculately decorated throughout, the bright and inviting living room provides a perfect space to relax, while the separate dining room and well-equipped kitchen offer ample room for family life or entertaining. The private rear garden is a real highlight—ideal for children, pets, or summer get-togethers.

Upstairs, all three bedrooms are generously sized, and the modern family bathroom is finished to a high standard. Located on ever-popular Hall Road, the property benefits from excellent transport links and is just a short stroll from highly regarded schools, local cafes, shops, restaurants, and bars.

Don't miss your chance—book your viewing today!

GROUND FLOOR

HALLWAY

LIVING ROOM

11'04 x 11'02 max (3.45m x 3.40m max)

A Lovely space with tasteful decoration and plenty of natural light.

DINING ROOM

11'01 x 17'05 max (3.38m x 5.31m max)

Another delightful family space.

KITCHEN

12'00 x 7'09 max (3.66m x 2.36m max)

Fitted with a range of eye-level and base units complemented by matching work surfaces, this well-equipped kitchen offers space for an electric oven, fridge freezer, tumble dryer, and dishwasher, with plumbing in place for both a washing machine and dishwasher. A stainless steel sink and drainer sits beneath a window, and a rear door provides convenient access to the garden.

FIRST FLOOR

MAIN BEDROOM

10'10 x 11'02 max (3.30m x 3.40m max)

A fantastic double bedroom, allowing plenty of space and light.

BEDROOM 2

7'05 x 11'02 max (2.26m x 3.40m max)

BEDROOM 3

6'04 x 8'01 max (1.93m x 2.46m max)

BATHROOM

6'00 x 5'10 max (1.83m x 1.78m max)

With tiles to splash back areas, a low level WC, a vanity unit sink with a mixer tap, panelled bath and with overhead shower attachment.

OUTSIDE

A fantastic and generous garden, mainly laid to lawn and enclosed by timber fencing

CENTRAL HEATING

The property has the benefit of gas central heating.

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.

COUNCIL TAX BAND

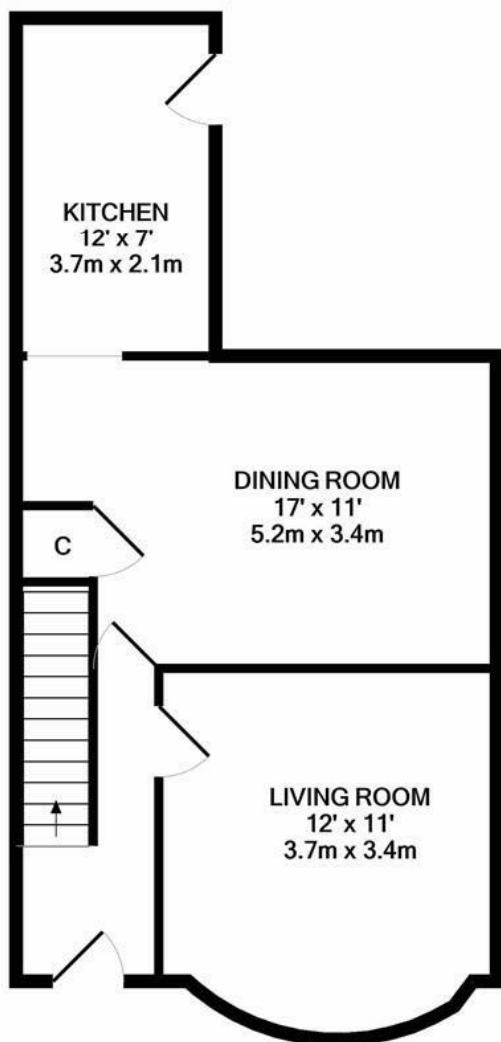
Symonds + Greenham have been informed that this property is in Council Tax Band B

VIEWINGS

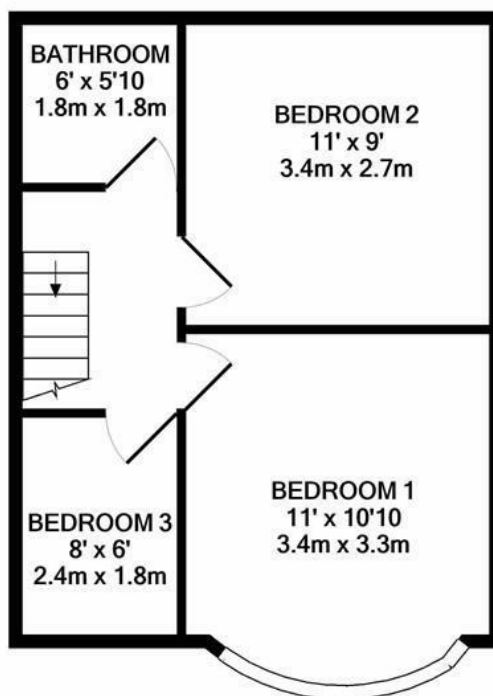
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

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
APPROX. FLOOR
AREA 473 SQ.FT.
(44.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 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			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(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			
(02 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
		