



SYMONDS + GREENHAM

Estate and Letting Agents



79 Hall Road, Hull, HU6 8QL

£230,000

BEAUTIFULLY EXTENDED FOUR-BEDROOM SEMI-DETACHED FAMILY HOME – STUNNING OPEN-PLAN KITCHEN DINER – IMMACULATELY PRESENTED THROUGHOUT – GENEROUS WEST-FACING REAR GARDEN

Symonds + Greenham are delighted to bring to the market this superb four-bedroom semi-detached family home, ideally located on Hall Road in Hull. Beautifully presented throughout and thoughtfully extended to create fantastic modern living space, this impressive property is ready to move straight into and is perfectly suited to growing families.

The accommodation offers an excellent balance of spacious and versatile living areas, including two generous reception rooms providing plenty of space for both relaxing and entertaining. The real heart of the home, however, is the impressive rear extension, which has created a superb open-plan kitchen diner. Bright, spacious and perfectly designed for modern family life, this fantastic space is ideal for everything from busy weekday mornings to entertaining family and friends.

Upstairs, the property offers four well-proportioned bedrooms, providing excellent flexibility for families, guests or those requiring a dedicated home office.

Externally, the home continues to impress with a generous west-facing rear garden that enjoys plenty of afternoon and evening sunshine. Offering an excellent space for children to play, summer barbecues and outdoor entertaining, the garden is a fantastic extension of the home's already impressive living space.

CENTRAL HEATING

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

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 C

VIEWINGS

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

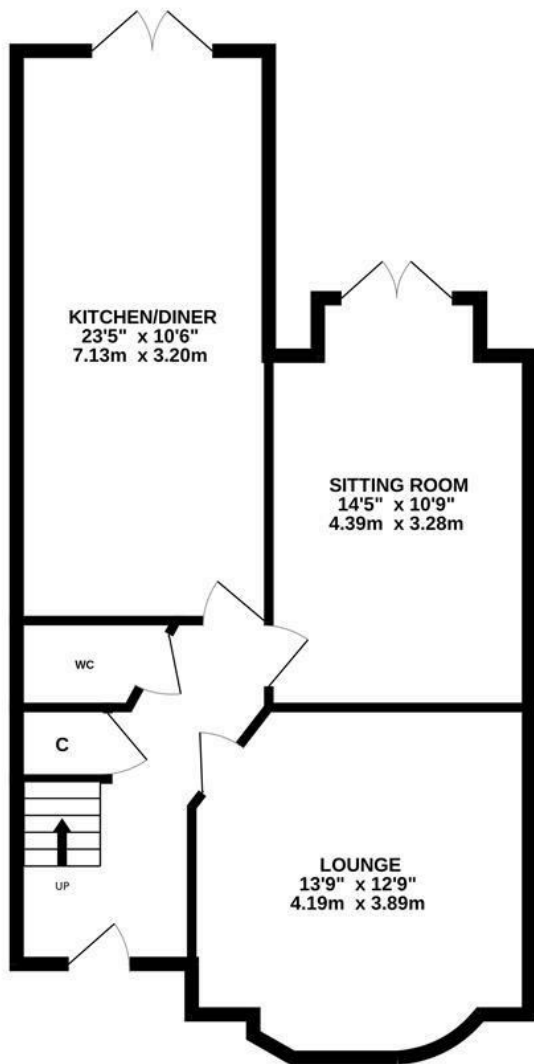
FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

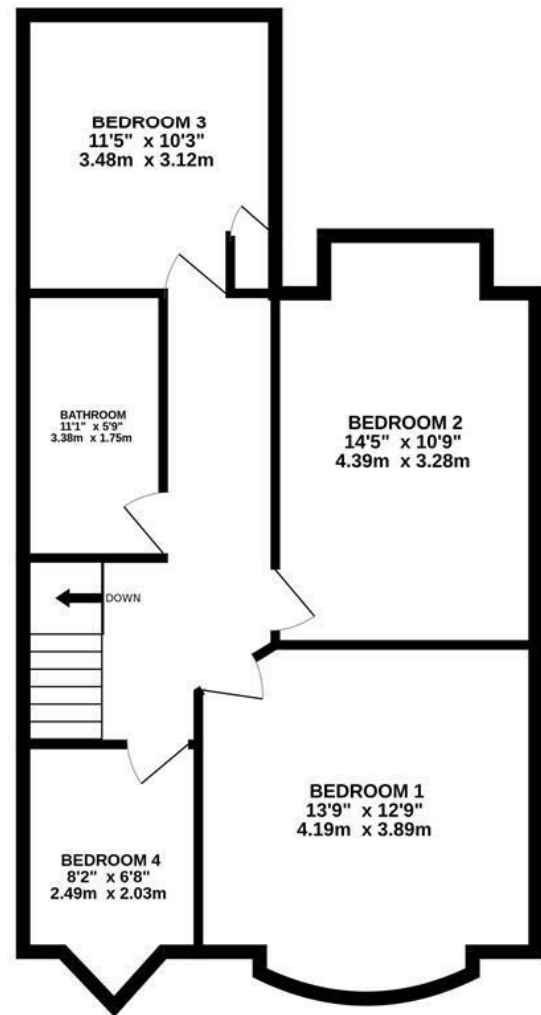
DISCLAIMER

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	
(81-91) B	
(69-80) C	
(55-68) D	
(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	
(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

