



SYMONDS + GREENHAM

Estate and Letting Agents



233 Hall Road, Hull, HU6 8AX

£125,000

BRIGHT AND WELL-PRESENTED TWO-BEDROOM HOME WITH OPEN-PLAN LIVING, A LOVELY CONSERVATORY, AND A GENEROUS REAR GARDEN WITH SUNHOUSE—IDEAL FOR FIRST-TIME BUYERS OR DOWNSIZERS SEEKING COMFORT AND CONVENIENCE IN A WELL-CONNECTED LOCATION.

Nestled on Hall Road in Hull, this mid-terrace home presents an ideal opportunity for both downsizers and first-time buyers. The property features a well-proportioned open plan lounge/kitchen and two comfortable bedrooms, making it a perfect fit for those seeking a cosy yet spacious living environment.

Upon entering, you are greeted by an inviting entrance lobby that leads into a bright, open-plan lounge and kitchen area. This design fosters a sociable atmosphere, perfect for entertaining friends and family. A delightful square conservatory extends from this space, providing an additional area to relax and enjoy the natural light that floods the home.

The first floor features two bedrooms, alongside a nicely fitted bathroom, ensuring convenience and comfort for all residents. The fresh and bright decor throughout the house enhances the sense of space and warmth, making it a welcoming retreat. Outside, the property offers a good-sized rear garden, complete with a charming wooden sunhouse at the end, perfect for enjoying sunny days or as a creative space. Off-street parking is available at the front, adding to the practicality of this lovely home.

Situated in a convenient location, this property benefits from excellent transport links into the City Centre and is in close proximity to the University of Hull. With its well-kept condition and delightful features, this house is a wonderful opportunity for those looking to settle in a vibrant community.

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 "A"

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.

FLOOR PLAN DISCLAIMER

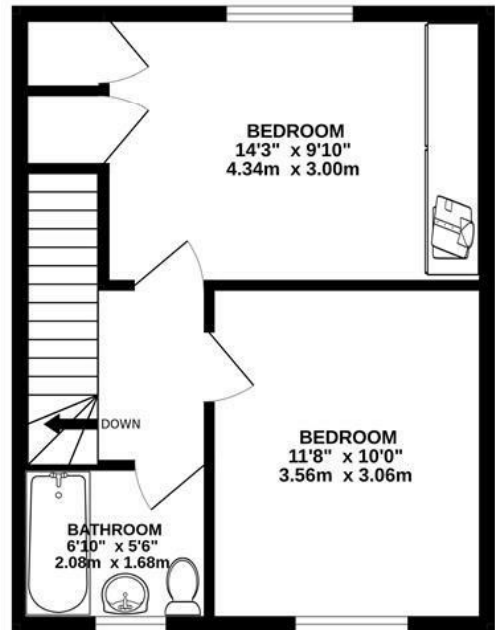
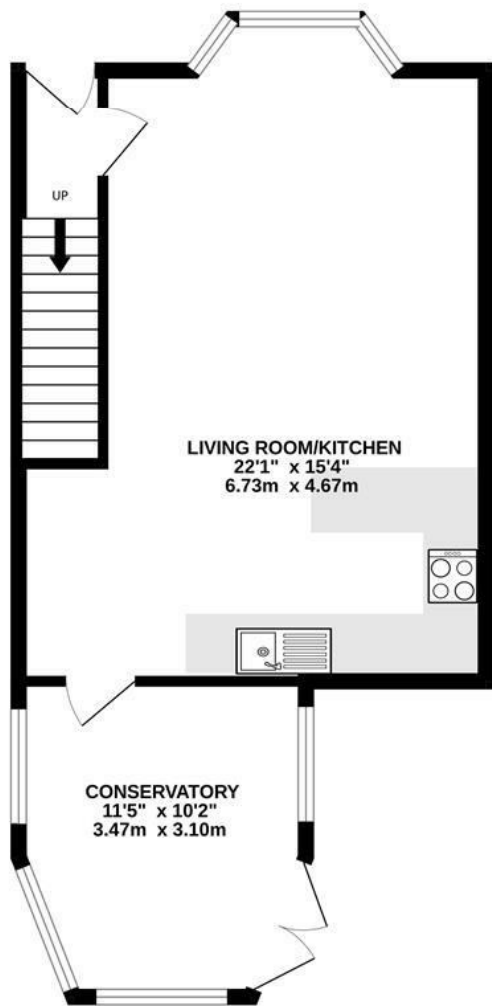
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE

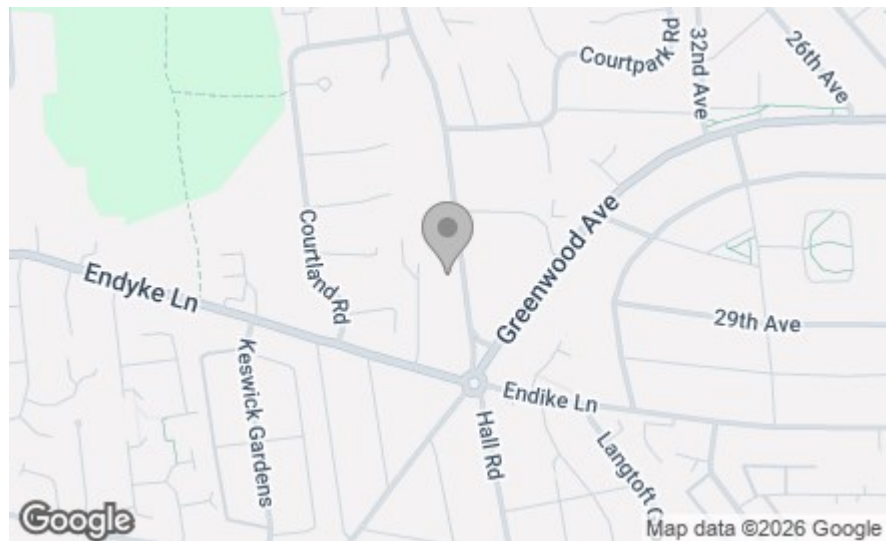
Symonds + Greenham have been informed that this property is Freehold

VIEWINGS

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



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	
(82 plus) A	88
(81-81) 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	88
(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