



SYMONDS + GREENHAM

Estate and Letting Agents



216 Hall Road, Hull, HU6 8AT

£130,000

Symonds and Greenham are delighted to present this much loved family home in HU6, a spacious three bedroom end terraced property on Hall Road, set on a generous plot and offering larger than average accommodation. Ideally positioned close to a range of local amenities, well regarded schools and regular bus routes, the property is well placed for access to the city centre and surrounding areas.

The property offers excellent potential and would benefit from a degree of modernisation, allowing the next owner to put their own stamp on a well proportioned home. The accommodation briefly comprises an entrance hall leading into a spacious open plan living and dining area, complete with a feature fireplace. The ground floor also includes a good sized kitchen, utility area, convenient WC and rear lobby, along with a family bathroom.

To the first floor are three well sized bedrooms, providing comfortable accommodation for a variety of buyers.

Externally, the property enjoys attractive front and rear gardens, with a gated side driveway providing multiple off street parking spaces leading to the garage. The rear garden offers a lovely outdoor space with plenty of room for relaxation or entertaining.

A fantastic opportunity to acquire a well positioned home with space, parking and strong potential in a popular residential area.

BOOK YOUR VIEWING NOW!

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

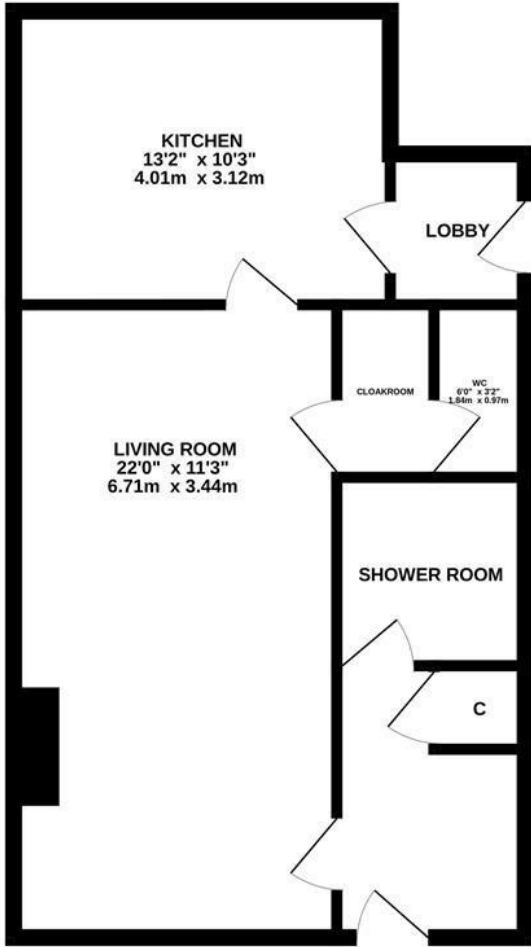
Symonds + Greenham have been informed that this property is Freehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

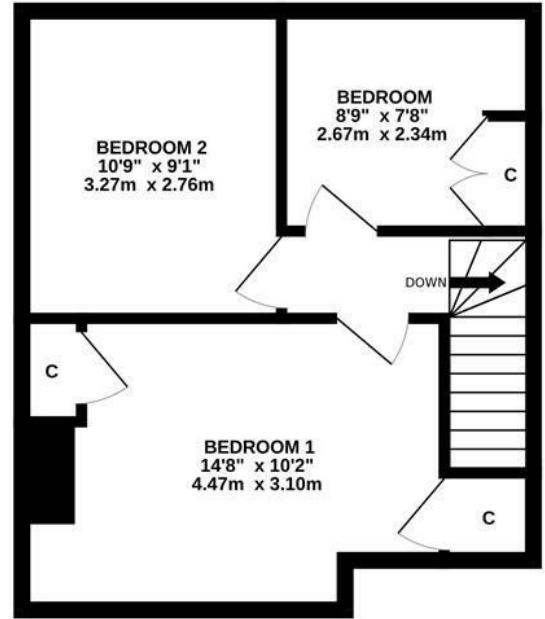
VIEWINGS

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

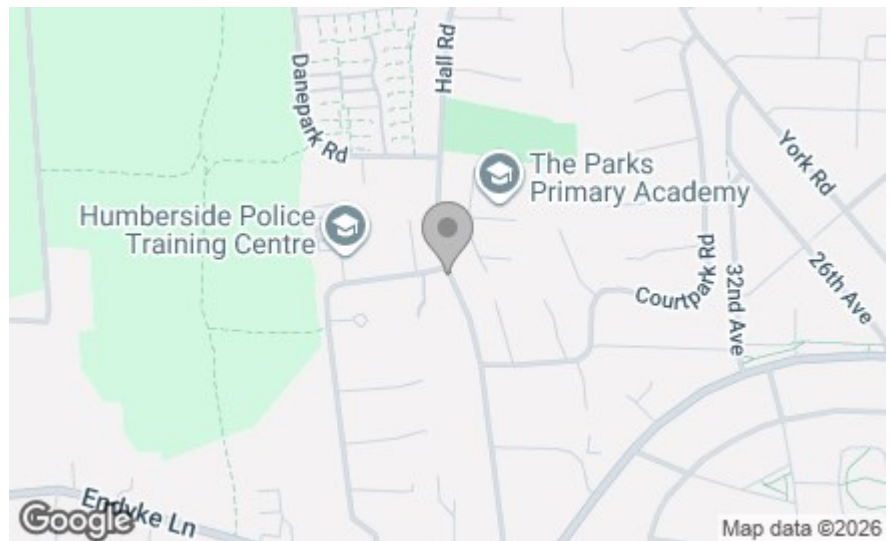
GROUND FLOOR



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	
(92 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