



SYMONDS + GREENHAM

Estate and Letting Agents



49 Hall Road, Hull, HU6 8QW £240,000

FULL OF PERIOD CHARM AND BEAUTIFULLY PRESENTED, THIS SPACIOUS FOUR-BEDROOM 1930S FAMILY HOME OFFERS A STUNNING KITCHEN DINER, GENEROUS WESTERLY-FACING GARDEN, GARAGE, AND A HIGHLY SOUGHT-AFTER LOCATION.

Nestled on the charming Hall Road in Hull, this delightful semi-detached house from the 1930s offers a perfect blend of character and modern living. With four true bedrooms, this property is ideal for families or those seeking extra space. The inviting lounge provides a warm atmosphere, while the stunning kitchen diner, complete with a log burner, is perfect for entertaining or enjoying family meals. Additionally, a utility room adds to the practicality of this home.

The property features high ceilings and elegant bay sash windows, which enhance its charm and allow natural light to flood the rooms. The modern bathroom is well-appointed, ensuring comfort for all residents. Outside, the generous westerly facing garden is a wonderful space for relaxation or outdoor activities, and the garage at the rear offers convenient parking.

Situated on the attractive tree-lined Hall Road, this home is ideally located between Leyburn Avenue and Cottingham Road. Its position on Hull's inner ring road provides easy access to the university district and the vibrant city centre, making it a prime choice for students, professionals, and families alike. This characterful property truly embodies the essence of comfortable living in a sought-after area. Don't miss the opportunity to make this lovely house your new home.

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 "C".

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.

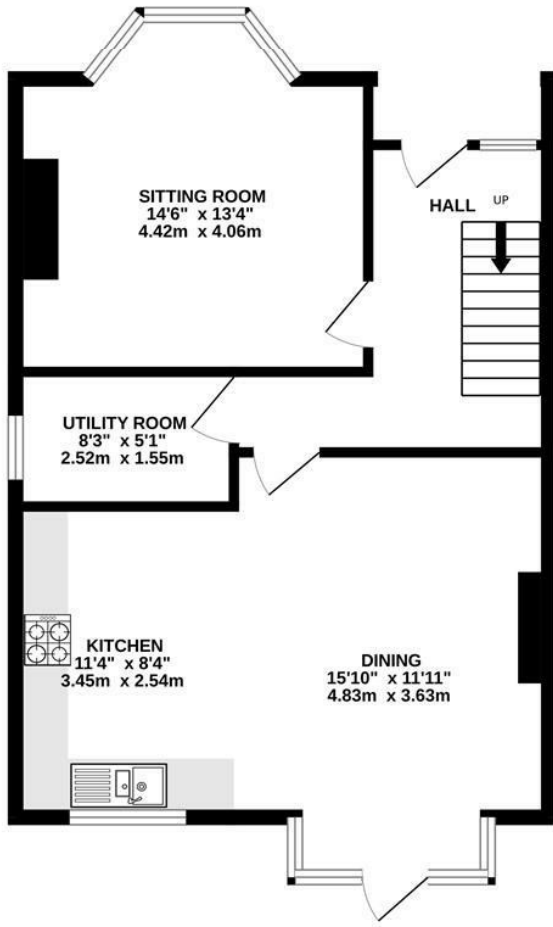
TENURE

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

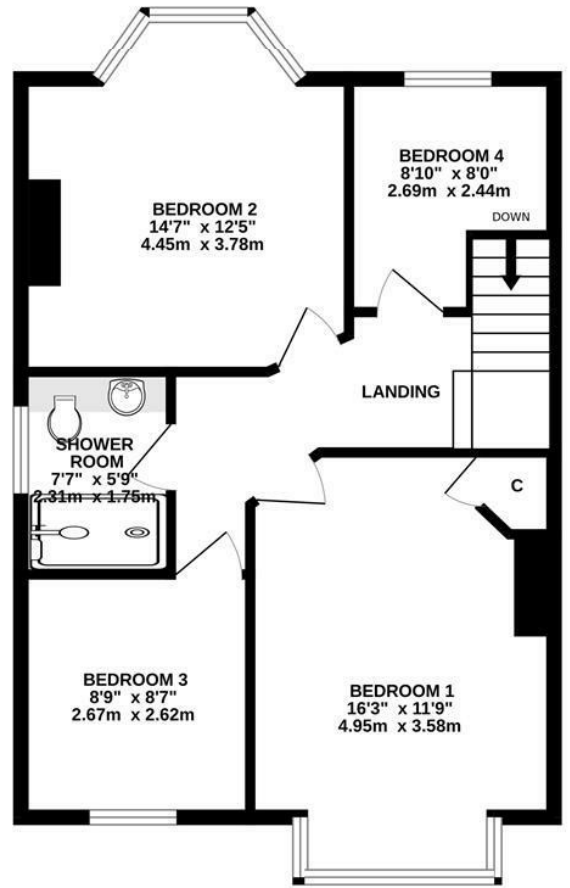
VIEWINGS

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

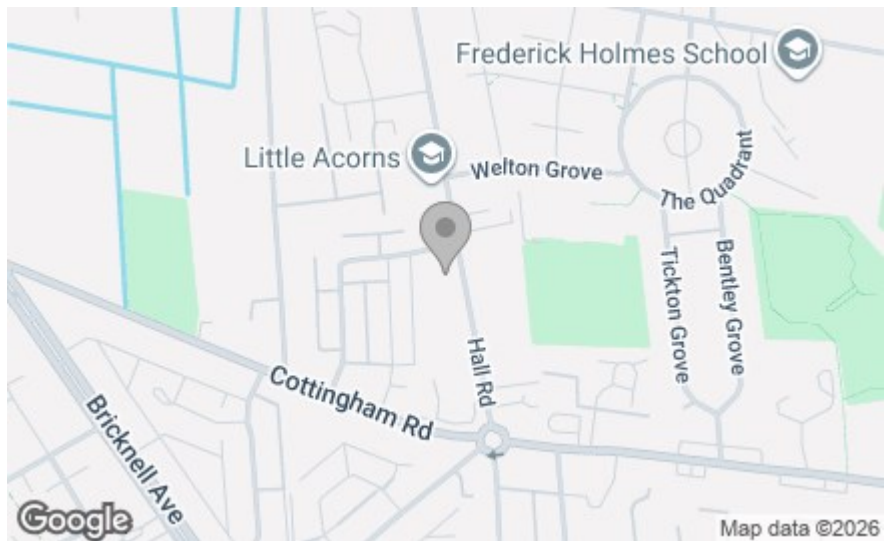
GROUND FLOOR



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.
Made with Metropix ©2026



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