



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **106 Hall Road, Hull, East Yorkshire HU6 8SB** **Offers over £170,000**

**LOVELY THREE BED SEMI-DETACHED HOME - PERFECT FOR A FAMILY - OFF STREET PARKING - GENEROUS REAR GARDEN - NO CHAIN!!!!**

This delightful semi-detached home would be ideal for a family but could also be suitable for a first time buyer and is presented to the market with no on-wards chain. The property is located close to well regarded schools, local amenities, the University and is only a short drive from Hull city centre and Kingswood retail park which is home to a super-market, a cinema and a range of retail outlets. The property is well decorated throughout and boasts a stylish lounge/diner, a modern kitchen, a living room, two double bedrooms, a single third bedroom, a family bathroom, a generous rear garden and a garage with shared side drive.

**DON'T MISS OUT ON THIS WONDERFUL FAMILY HOME...BOOK YOUR VIEWING TODAY!**



## GROUND FLOOR

### ENTRANCE HALL

With stairs to first floor and doors leading to kitchen, lounge/diner and....



hob with over head extractor fan, integrated dishwasher, integrated washing machine, dryer and fridge freezer, heated towel rail and door to rear garden.



### LOUNGE/DINER

11'9 max x 19'9 max (3.58m max x 6.02m max)  
with gas fire place and doors leading to rear garden.



## FIRST FLOOR

### MASTER BEDROOM

11'4 max x 11'6 max (3.45m max x 3.51m max)



### LIVING ROOM

11'6 max x 11'9 max (3.51m max x 3.58m max)  
With coal fire place.



### BEDROOM 2

11'5 max x 11'1 max (3.48m max x 3.38m max)

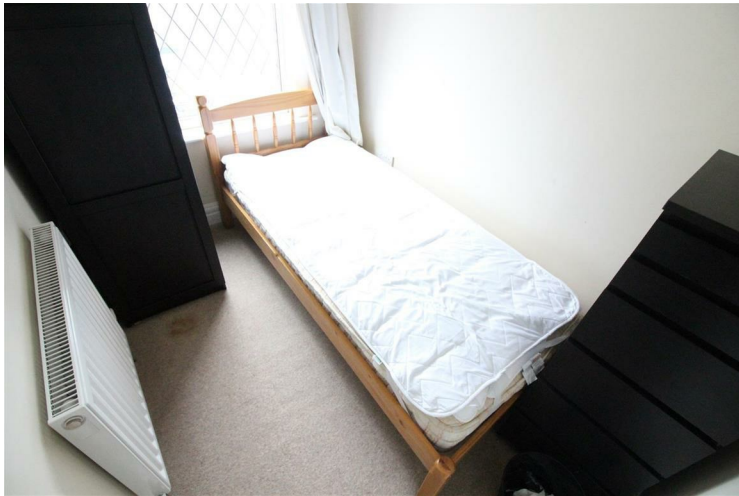
### KITCHEN

6'6 max x 14'11 max (1.98m max x 4.55m max)  
with a range of low level and base level units with complimenting work surfaces, belfast sink and drainer unit, electric cooker, gas



### BEDROOM 3

5'9 max x 8'3 max (1.75m max x 2.51m max)



### BATHROOM

5'10 max x 5'11 max (1.78m max x 1.80m max)

with low level WC, pedestal hand basin, panelled bath with overhead shower attachment, glass shower screen, extractor fan, heated towel rail, and splash back areas laid to tile.



### OUTSIDE

The front of the property is mainly laid to grass, and paved with a concrete shared side drive leading to a garage. The rear garden is mainly laid with lawn with a patio area and enclosed by timber fencing.



### CENTRAL HEATING

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

### DOUBLE GLAZING

The property has the benefit of double glazing.

### VIEWINGS

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

### 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.

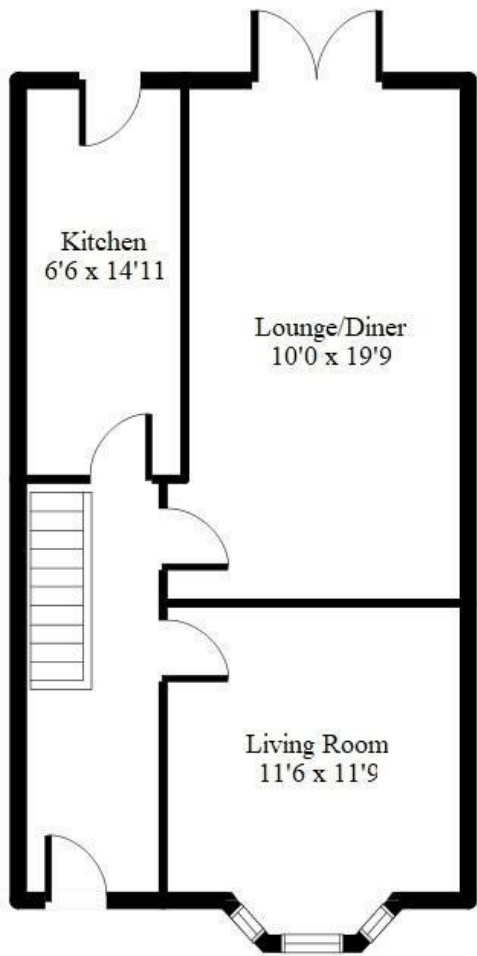
### COUNCIL TAX BAND

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

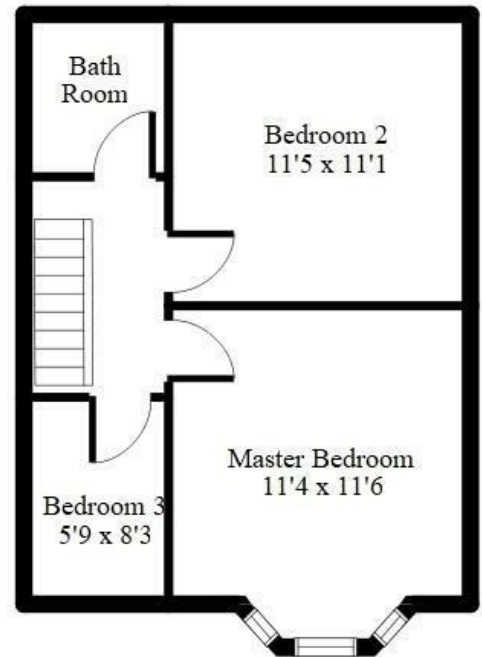
### DISCLAIMER

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**



**First Floor**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

