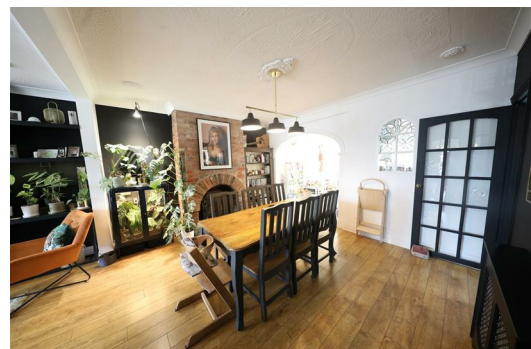




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 124 Hall Road, Hull, East Yorkshire HU6 8SB

### £180,000

BEAUTIFUL THREE BED SEMI - POPULAR HU6 LOCATION - EXTENDED PROPERTY - STYLISHLY PRESENTED THROUGHOUT - OPEN PLAN LIVING WITH LOG BURNER - OFF STREET PARKING - CLOSE TO AMENITIES AND GOOD SCHOOLS

Situated on the ever popular Hall Road in the HU6 area, this extended three bedroom semi detached home is a stylish and well presented property that offers excellent space for family living. Ideally located close to well regarded schools, a range of local amenities and with good transport links nearby, it is perfectly suited to growing families or those seeking more room to spread out.

Internally, the home is immaculately maintained and thoughtfully laid out. The entrance hall leads into a spacious open plan living and dining area, complete with a log burner—creating a cosy and welcoming atmosphere. The ground floor also includes a versatile playroom, a bright and airy conservatory and a well equipped kitchen that's both practical and stylish. A ground floor W/C adds further convenience for busy households. Upstairs, the property features three well-proportioned bedrooms, all presented in good condition, along with a modern family bathroom finished to a high standard. The home also benefits from pull-down ladder access to the loft, which features a Velux window—providing a usable space for storage, hobbies or even a quiet retreat.

Externally, the house enjoys a delightful rear garden, ideal for relaxing, entertaining or family play. To the front, a driveway provides off street parking, a valuable asset in this popular area. With its fantastic layout, stylish presentation and sought after location, this is a wonderful opportunity to secure a spacious and ready to move-into home. Early viewing is highly recommended.

BOOK YOUR VIEWING NOW!

### **CENTRAL HEATING**

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

### **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.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **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.

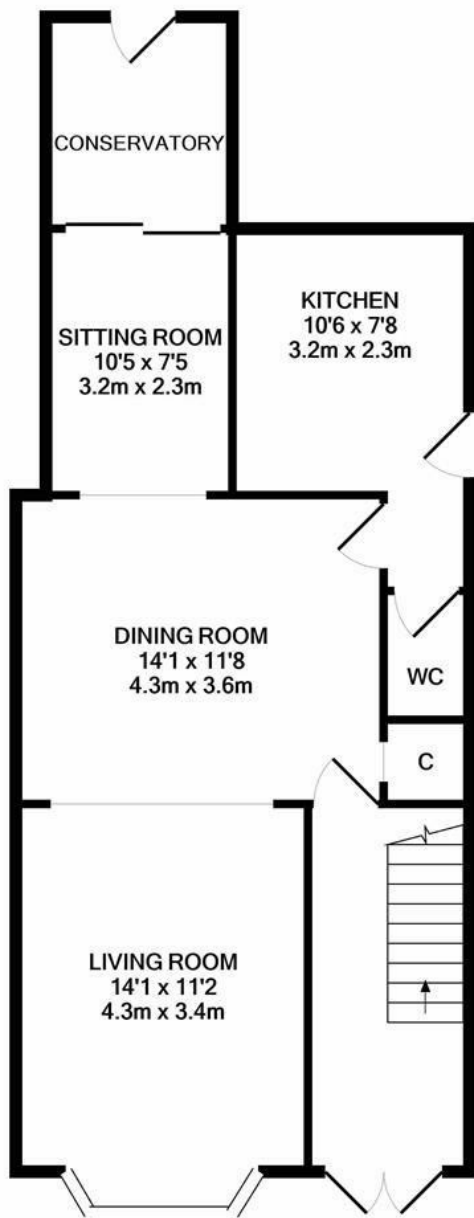
### **VIEWINGS**

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

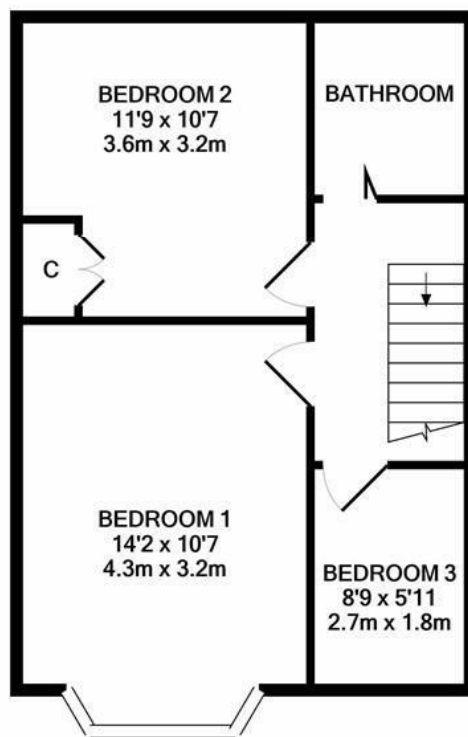
### **COUNCIL TAX BAND**

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 681 SQ.FT.  
(63.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 457 SQ.FT.  
(42.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1138 SQ.FT. (105.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) <b>A</b> (81-81) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs	<b>85</b>  63
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
 Very environmentally friendly - lower CO2 emissions (82 plus) <b>A</b> (81-81) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO2 emissions	
England & Wales	
EU Directive 2002/91/EC	

