



SYMONDS + GREENHAM

Estate and Letting Agents



131 Hall Road, Hull, HU6 8QJ

£170,000

Situated on Hall Road in Hull, this attractive semi-detached home is ideal for first-time buyers or a growing family. With three generously sized bedrooms and an open-plan ground floor, it offers a bright, sociable space perfect for everyday living and entertaining.

The standout feature is the impressive rear garden—a real sun trap—perfect for summer barbecues, family fun, or simply unwinding outdoors. Ample off-street parking adds everyday convenience, while the overall layout combines practicality with a warm, homely feel.

This is a fantastic opportunity to secure a spacious, well-located property in a popular part of Hull. Early viewing is highly recommended.

GROUND FLOOR

ENTRANCE HALL

with stairs to the first floor and understairs storage cupboard

LOUNGE

An excellent sized reception room with electric fire place

DINING ROOM

A second good sized reception room with electric fire place

KITCHEN

with a range of eye and base level units with complementing work surfaces, sink and drainer unit, electric oven and grill, electric hob with overhead extractor fan, plumbing for washing machine and space for fridge freezer

SUN ROOM

with doors to the rear garden and door to the utility area

UTILITY ROOM

with plumbing for washing machine and space for tumble dryer

FIRST FLOOR

LANDING

BEDROOM ONE

An excellent sized double bedroom

BEDROOM TWO

A second good sized double bedroom

BEDROOM THREE

BATHROOM

with pedestal hand basin, panelled bath with shower attachment and tiles from floor to ceiling

WC

with low level WC

OUTSIDE

The south-westerly facing rear garden is quite the sun trap and an excellent space to relax or entertain guests. It is laid to lawn and paved patio and enclosed by timber fencing with a detached garage and green house providing external storage space

PARKING

The property benefits from a front and side drive providing off street parking for a number of vehicles

CENTRAL HEATING

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

DOUBLE GLAZING

The property has the benefit of double glazing.

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 C

VIEWINGS

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

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.

