



SYMONDS + GREENHAM

Estate and Letting Agents



116 Richmond Lane, Hull, East Yorkshire HU7 3AE **Offers over £125,000**

SEMI-DETACHED HOME WITH TWO DOUBLE BEDROOMS, 15 FOOT LIVING ROOM/DINER AND OFF-STREET PARKING!

This gorgeous semi-detached home is situated on the popular east Hull development of Kingswood which is home to well regarded schools and a host of local amenities including a super-market, a cinema and a range of retail outlets. The property would be perfect for a first time buyer looking for a property that they can move straight into. To the ground floor is a modern kitchen, a 15 foot living room/diner and a convenient downstairs WC, the first floor boasts two double bedrooms and a stylish bathroom. Outside is a generous rear garden and allocated off-street parking.

GET YOUR FOOT ON THE PROPERTY LADDER...BOOK YOUR VIEWING ASAP!

GROUND FLOOR

ENTRANCE HALL

With storage cupboard, door to living room/diner, door to downstairs WC and doorway to...

KITCHEN

8'8 max x 6'4 max (2.64m max x 1.93m max)

With a range of eye level and base level units with complimentary work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, space for fridge-freezer and plumbing for washing machine.



LIVING ROOM/DINER

15'10 max x 12'10 max (4.83m max x 3.91m max)

With stairs to 1st floor and French patio doors to rear garden



DOWNSTAIRS WC

With low-level WC and pedestal handbasin



FIRST FLOOR

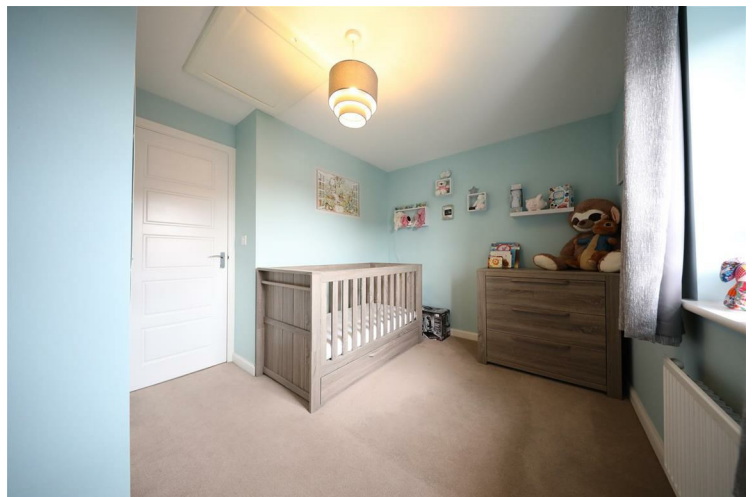
BEDROOM 1

12'10 max x 9'3 max (3.91m max x 2.82m max)



BEDROOM 2

12'10 max x 9'5 max (3.91m max x 2.87m max)
with storage cupboard



BATHROOM

With low-level WC, pedestal handbasin, panelled bath with overhead shower, tiled to splashback areas



OUTSIDE

The front garden is a mixture of paving slabs and back

chippings.

The rear garden is mainly laid to lawn with an area laid with slate chippings.

PARKING

The property benefits from allocated off-street parking

CENTRAL HEATING

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

DOUBLE GLAZING

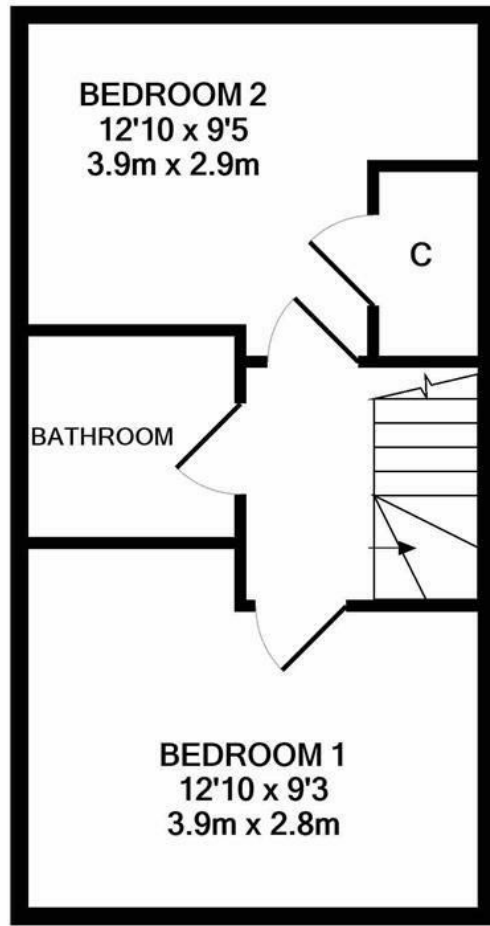
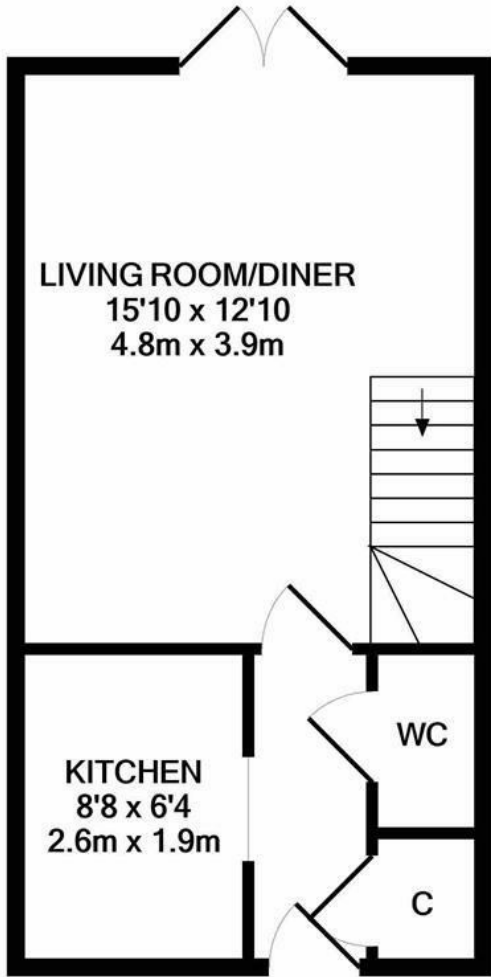
The property has the benefit of double glazing.

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.



GROUND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 621 SQ.FT. (57.7 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

Made with Metropix ©2020



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