



SYMONDS + GREENHAM

Estate and Letting Agents



126 Richmond Way, Hull, East Yorkshire HU7 3AB

Offers in excess of £145,000

FANTASTIC THREE BEDROOM PROPERTY - MOVE IN CONDITION - OFF STREET PARKING - PERFECT FOR FIRST TIME BUYERS OR YOUNG FAMILIES

Symonds and Greenham are delighted to bring to the market this superb three bedroom family home. Situated on the popular Kingswood development, this property is perfectly placed for local amenities, cafes, bars and restaurants alongside a retail park that caters to your every need. Inside this home is in move in condition, the rooms are large and allow for good natural light. This property would be perfect for first time buyers or young families, the three double bedrooms and large family bathroom are testament to that. The garden is low maintenance and there's the benefit of off street parking to the rear.

DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!

GROUND FLOOR

15'0 x 11'11 max (4.57m x 3.63m max)

LIVING ROOM

15'0 x 11'11 max (4.57m x 3.63m max)

A large and bright family space.



KITCHEN/DINING ROOM

11'11 x 8'11 max (3.63m x 2.72m max)

With a range of eye level and base level units and complimenting work surfaces, a half bowl sink unit and mixer tap, plumbing for a washing machine, tiles to splash back areas an integrated electric oven and gas hob with overhead extractor fan and integrated fridge freezer.



WC

With a low level WC and a pedestal hand basin.



FIRST FLOOR

BEDROOM 2

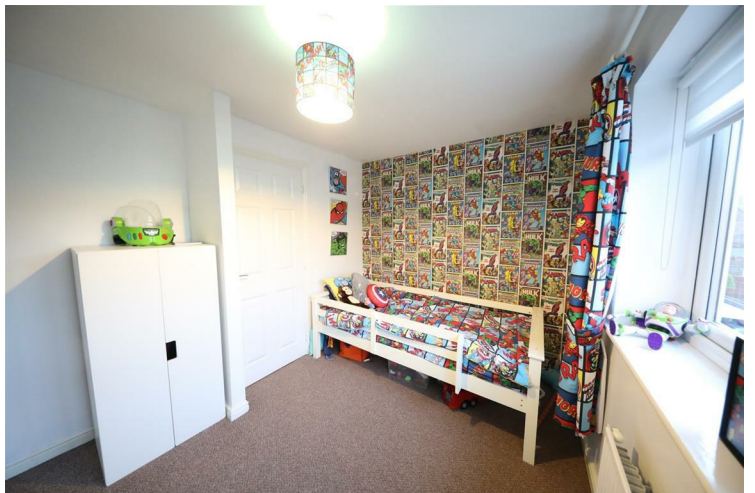
11'11 x 10'6 max (3.63m x 3.20m max)

An brilliant double bedroom offering plenty of space for a bed and storage.



BEDROOM 3

11'11 x 8'11 max (3.63m x 2.72m max)



BATHROOM

7'0 x 6'0 max (2.13m x 1.83m max)

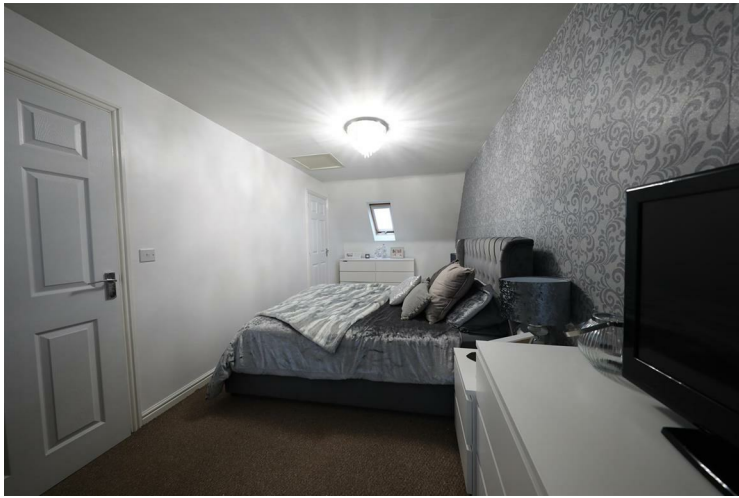
With a low level WC, a pedestal hand basin, a panelled bath with an overhead shower attachment and floor to ceiling tiles.



BEDROOM 1

19'4 x 8'6 max (5.89m x 2.59m max)

An outstanding master suite with ample storage space.



OUTSIDE

Garden is mainly laid to artificial grass with a paved path area. Two parking spaces to the rear.



CENTRAL HEATING

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

DOUBLE GLAZING

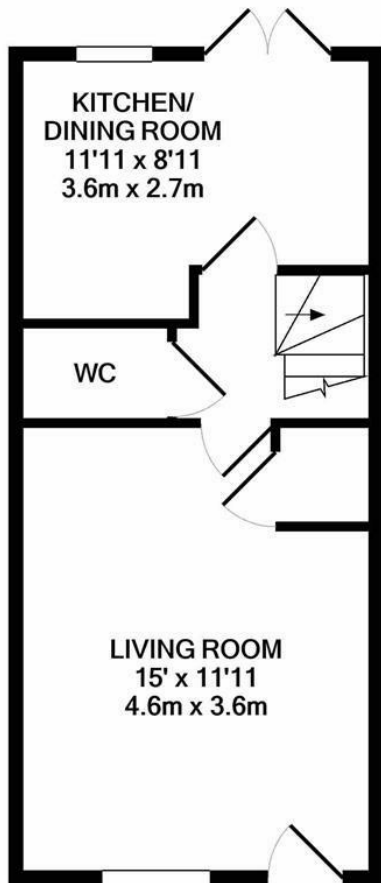
The property has the benefit of double glazing.

DISCLAIMER

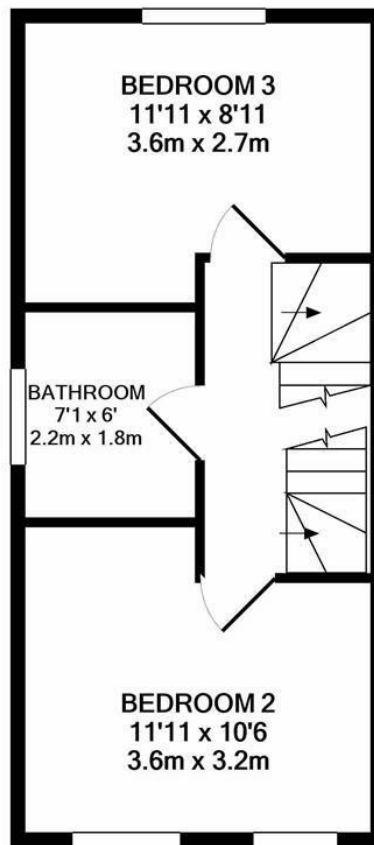
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

VIEWINGS

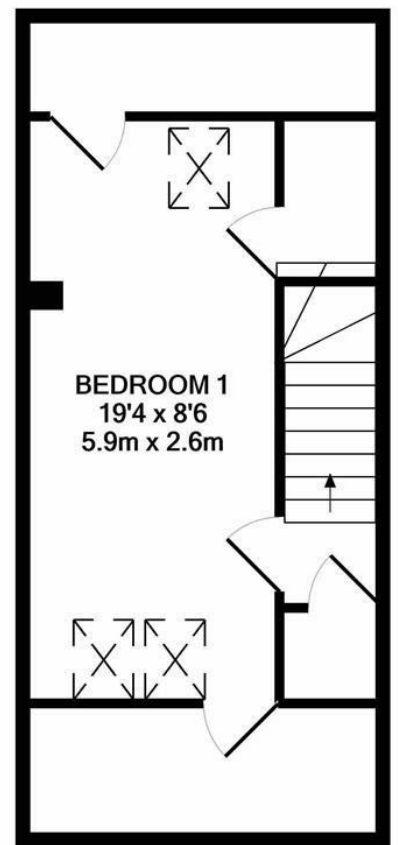
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 969 SQ.FT. (90.0 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(82 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

