



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **124 Richmond Lane, Hull, East Yorkshire HU7 3AE** **Offers over £114,000**

**PERFECT FIRST TIME BUYER HOME - TWO DOUBLE BEDROOMS - OFF-STREET PARKING**

This gorgeous mid-terraced 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 and restaurants. The property would be perfect for a first time buyer and offers modern, open plan living and is well decorated throughout. The property boasts off-street parking to the front, a garden to the rear and internally comprises entrance hall, open plan living room/kitchen/diner, downstairs WC, two double bedrooms and an upstairs bathroom.

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

## GROUND FLOOR

### ENTRANCE HALL

With stairs to 1st floor and door to...

### LIVING ROOM/KITCHEN/DINER

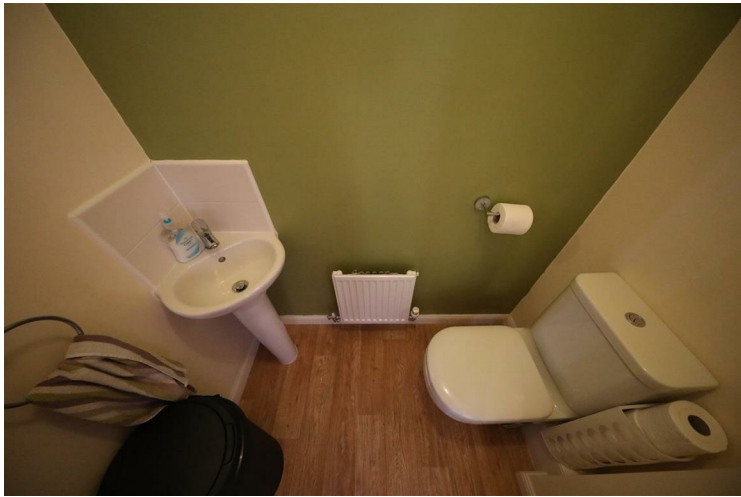
17'9 max x 16'8 max (5.41m max x 5.08m max)

With a range of eye level and base level units with complementing work surfaces, stainless steel sink and drainer unit, electric cooker, gas hob with overhead extractor fan, integrated fridge-freezer, integrated washing machine, under-stairs cupboard, door to rear garden and door to...



### DOWNSTAIRS WC

With low-level WC and pedestal handbasin



## FIRST FLOOR

### BEDROOM 1

14'5 max x 8'5 max (4.39m max x 2.57m max)

With storage cupboard and fitted wardrobes



### BEDROOM 2

11'2 max x 9' max (3.40m max x 2.74m max)



### BATHROOM

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



### OUTSIDE

The front garden is mainly laid to lawn.

The rear garden is mainly laid with gravel with a paved patio area.

### PARKING

The property benefits from one allocated parking space located to the rear of the property.

### CENTRAL HEATING

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

### DOUBLE GLAZING

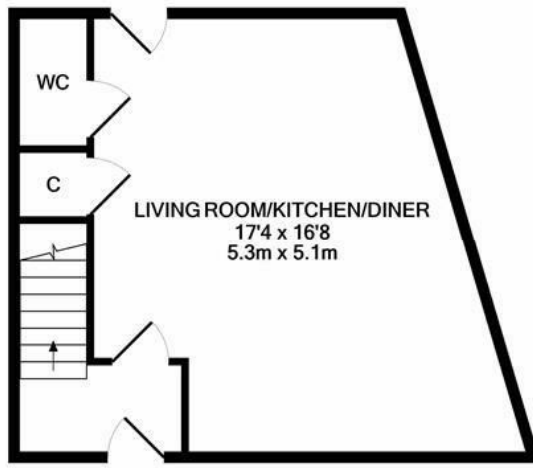
The property has the benefit of double glazing.

### DISCLAIMER

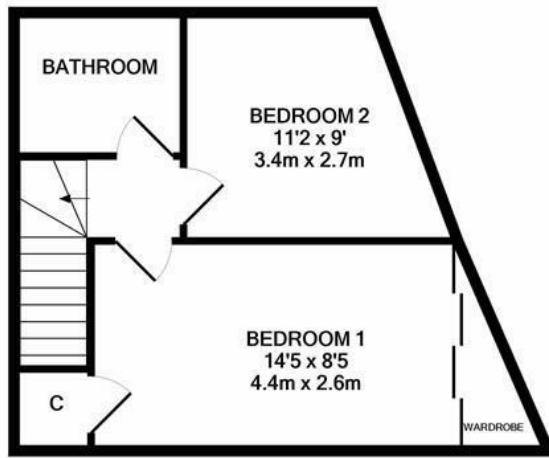
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 366 SQ.FT.  
(34.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 352 SQ.FT.  
(32.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 718 SQ.FT. (66.7 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 (92 plus) <b>A</b>	<b>95</b>
(81-91) <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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	<b>95</b>
(81-91) <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 CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC