



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 11 Richmond Lane, Hull, HU7 3AE Offers in the region of £269,500

**SUPERB FOUR BED DETACHED PROPERTY - POPULAR LOCATION - GENEROUS REAR GARDEN - INTEGRAL GARAGE**

Discover the allure of this exceptional 4 bedroom detached property nestled in a highly sought after area in Kingswood. Stepping into the spacious hallway, you'll immediately sense the generous proportions that this home offers. The integral garage offers practical convenience while adding to the property's functionality.

The cosy living room creates an inviting atmosphere for relaxation, while the open-plan kitchen diner sets the stage for enjoyable family meals and entertaining. A separate ground floor w/c enhances the convenience of this home.

Upstairs, four well proportioned bedrooms provide ample space for everyone. The master bedroom boasts an en suite for added privacy, and a generous family bathroom ensures comfort for the entire household.

The property's secluded rear garden offers a private outdoor haven, perfect for enjoying peaceful moments or hosting gatherings. Situated conveniently close to amenities, Kingswood retail park, and excellent transport links, this property represents a harmonious blend of comfort and accessibility. Embrace the opportunity to make this distinguished home yours.

## GROUND FLOOR

### ENTRANCE HALL



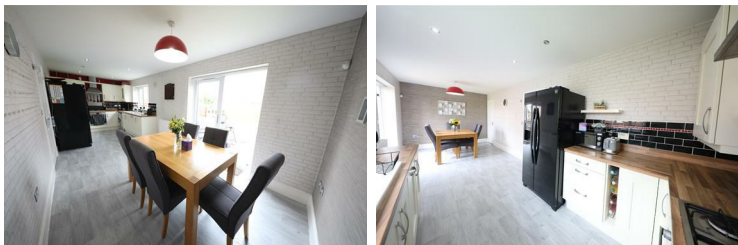
### LIVING ROOM

14'0 x 10'4 max (4.27m x 3.15m max)  
a good sized living room



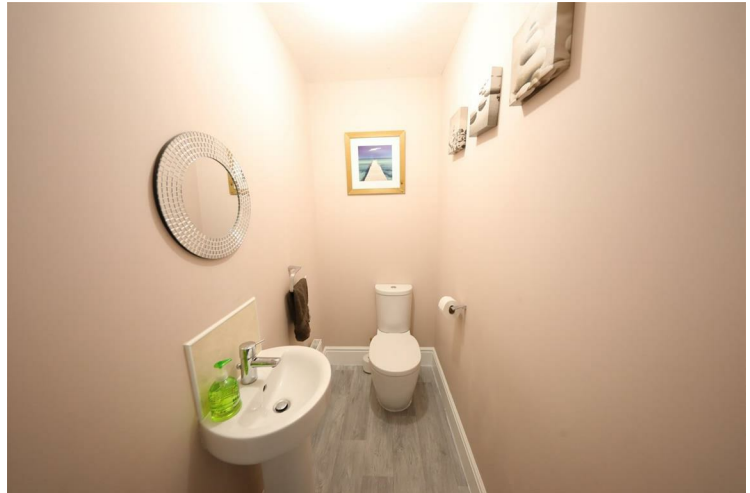
### KITCHEN/DINER

24'0 x 8'9 max (7.32m x 2.67m max)  
a modern kitchen diner with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, integrated oven with gas hob and overhead extractor fan, integrated dishwasher, space for fridge freezer and plumbing for washing machine, with double doors to rear garden



### W/C

with low level w/c and pedestal hand basin



### GARAGE

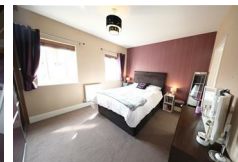
### FIRST FLOOR

### LANDING



### BEDROOM 1

13'4 x 10'11 max (4.06m x 3.33m max)  
a spacious primary bedroom with fitted wardrobes and door to...



### EN SUITE

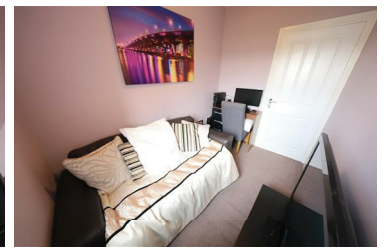
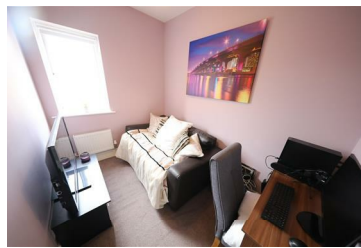
with low level w/c, pedestal sink basin and walk in shower



### BEDROOM 2

14'0 x 10'4 max (4.27m x 3.15m max)

another good sized double bedroom with fitted wardrobes



### BATHROOM

a good sized family bathroom with low level w/c, pedestal sink basin and panelled bath with overhead shower attachment



### BEDROOM 3

11'1 x 9'1 max (3.38m x 2.77m max)

with fitted wardrobes

### OUTSIDE

a spacious rear garden with decking, pavers and lawn areas, providing the ideal spot for alfresco dining, enclosed by timber fencing



### CENTRAL HEATING

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

### COUNCIL TAX BAND

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

### 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.

### 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.

### VIEWINGS

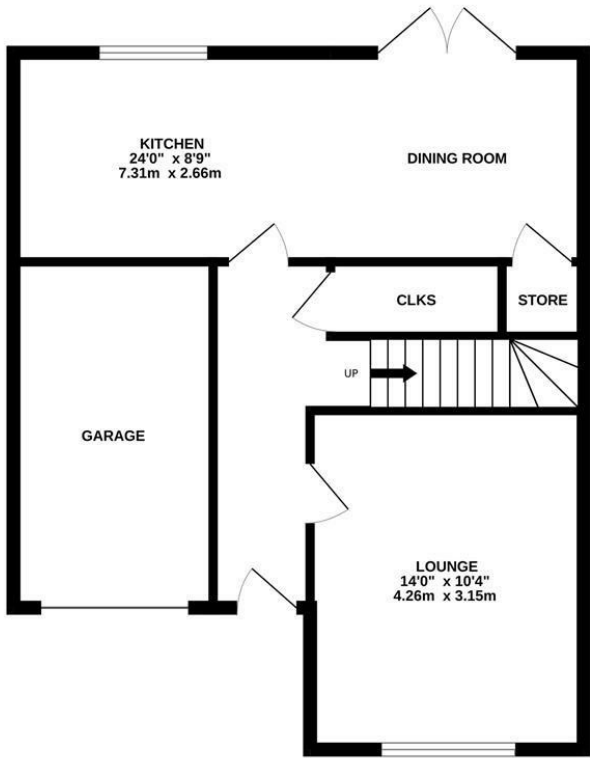
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



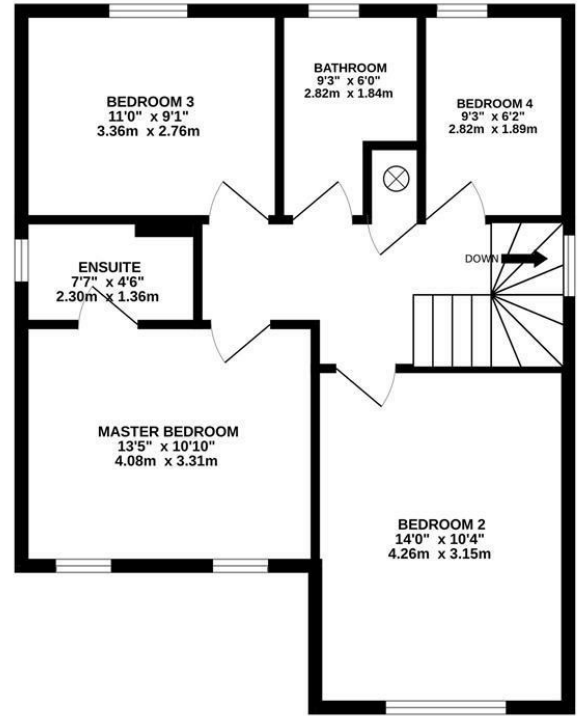
### BEDROOM 4

9'3 x 6'1 max (2.82m x 1.85m max)

**GROUND FLOOR**  
629 sq.ft. (58.4 sq.m.) approx.



**1ST FLOOR**  
599 sq.ft. (55.7 sq.m.) approx.



**TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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	
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	
(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 CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

