



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **62 Richmond Lane, Hull, HU7 3AE** **Offers in excess of £220,000**

**OUTSTANDING FOUR BED HOME - STYLISH AND MODERN - SUBLIME KITCHEN/DINER - OFF STREET PARKING**

Discover contemporary elegance in this four-bedroom mid-terrace residence on Richmond Lane, Kingswood. Situated in proximity to a range of amenities, including shops, supermarkets, cafes, bars, and restaurants, as well as esteemed schools and a retail park, this home offers a lifestyle of convenience.

Step inside to a space where style meets functionality. The ground floor features a welcoming lounge and a stunning kitchen/diner, providing a focal point for both daily life and entertaining. A convenient WC adds a practical touch to the ground-floor layout.

Ascend to the first floor, where a bedroom and ensuite offer a private retreat, complemented by a separate living room that adds versatility to the living spaces. The top floor hosts three additional bedrooms and a family bathroom, catering to the needs of a growing family.

Outside, the property reveals a thoughtfully landscaped rear garden, featuring artificial grass for easy maintenance. Parking and a garage located behind the property add further convenience, ensuring ample space for vehicles and storage.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### LOUNGE

5'7 x 10'0 max (1.70m x 3.05m max)

A lovely space currently used as a lounge.



### KITCHEN/DINER

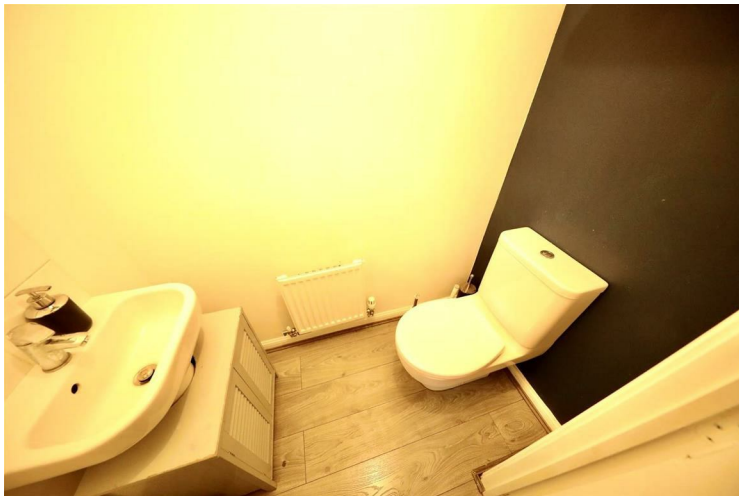
19'0 x 12'5 max (5.79m x 3.78m max)

With a range of eye level and base level units and complimenting work surfaces, an integrated oven, an integrated microwave, two integrated fridges and freezers, a wine chiller, an integrated hob, a sink and drainer unit and a washing machine in situ.



### WC

With a low level WC.



## FIRST FLOOR

### BEDROOM 1

12'6 x 9'8 max (3.81m x 2.95m max)

A brilliant main bedroom with ensuite access.



## LIVING ROOM

11'2 x 12'5 max (3.40m x 3.78m max)

Another versatile space currently used as a living room.



## ENSUITE

With a low level WC, a hand basin and a walk in shower.



## SECOND FLOOR

### BEDROOM 2

9'7 x 12'5 max (2.92m x 3.78m max)

Another wonderful bedroom.



### BEDROOM 3

11'6 x 5'6 max (3.51m x 1.68m max)

Currently a third bedroom that has been split to create a fourth.



### BEDROOM 4

6'2 x 6'1 max (1.88m x 1.85m max)

Currently a fourth bedroom but originally was part of a bigger third bedroom.

### BATHROOM

With a low level WC, a hand basin and a panelled bath.



### OUTSIDE

The property benefits from a rear garden that has artificial lawn with a parking space and a garage behind 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.

### 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

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

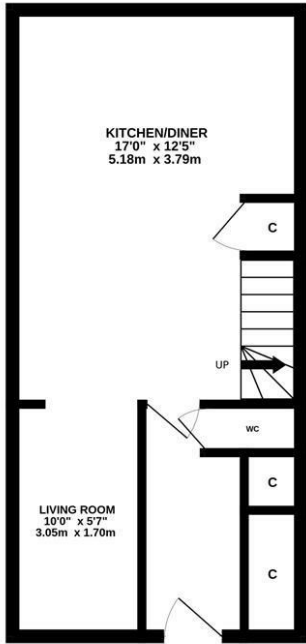
### VIEWINGS

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

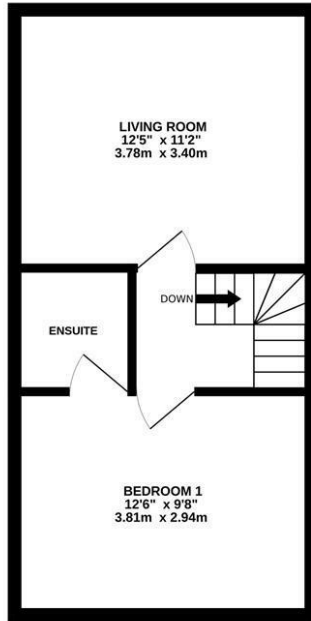
### DISCLAIMER

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.

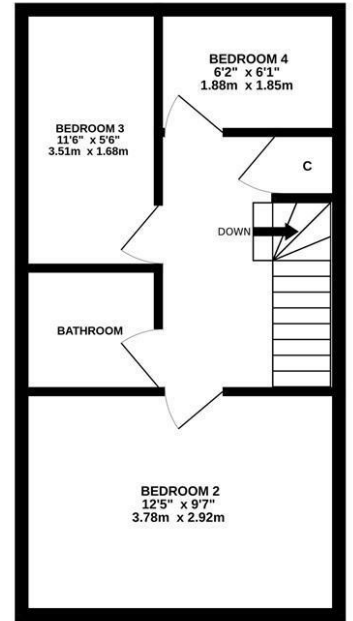
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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

