



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **89 Richmond Road, Hessele, HU13 9DN**

### **£190,000**

**EXTENDED THREE BED END TERRACED HOME - STUNNING OPEN PLAN KITCHEN/SITTING ROOM - BI FOLDING DOORS TO THE REAR GARDEN - GENEROUS GARDEN AND DETACHED GARAGE**

Discover the charm of this extended three-bedroom end terrace on Richmond Road, Hessele. Perfect for first-time buyers or a small family, this property boasts a generous rear garden featuring areas of lawn, patio, and decking, along with a detached garage offering parking or storage space. The sublime kitchen dining extension floods the ground floor with natural light, creating an excellent space for entertaining, complete with bi-folding doors opening onto the garden. Upstairs, the master bedroom impresses with an attached dressing room, providing added convenience and luxury. Don't miss the opportunity to make this your new home, where modern living meets comfort and style in a sought-after location.

**DONT MISS OUT....BOOK YOUR VIEWING TODAY!!!!**

## GROUND FLOOR

### ENTRANCE HALL

with stairs to the first floor

### LIVING ROOM

12'9 + bay x 12'4 (3.89m + bay x 3.76m )

A spacious reception room with bay window, feature fire place and French doors to the dining room



### DINING ROOM

9'11 x 8'0 (3.02m x 2.44m )



### KITCHEN

13'2 x 9'6 (4.01m x 2.90m )

A beautifully extended open plan kitchen and sitting room with a range of eye level and base level units with complementing work surfaces, electric oven and grill, induction hob with overhead extractor fan, full length integrated fridge and freezer, sink and drainer unit, integrated dishwasher,



### SITTING ROOM

13'2 x 7'3 (4.01m x 2.21m)

with bi-folding doors to the rear garden



### DOWNSTAIRS WC

with low level WC, pedestal hand basin and tiles to splashback areas



## FIRST FLOOR

### BEDROOM ONE

13'2 x 9'6 (4.01m x 2.90m )

An excellent sized double bedroom with dressing room



### DRESSING ROOM

8'8 x 7'2 (2.64m x 2.18m)



### BEDROOM TWO

10'4 x 7'2 (3.15m x 2.18m )



### BEDROOM THREE

10'4 x 7'7 (3.15m x 2.31m )



### BATHROOM

7'6 x 6'1 (2.29m x 1.85m )

with low level WC, pedestal hand basin, panelled bath with overhead extractor fan and tiles from floor to ceiling



### OUTSIDE

An excellent sized rear garden laid mainly to lawn and enclosed by timber fencing with a raised decking and patio area to the rear and detached garage access via the rear ten-foot



### 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 BAND

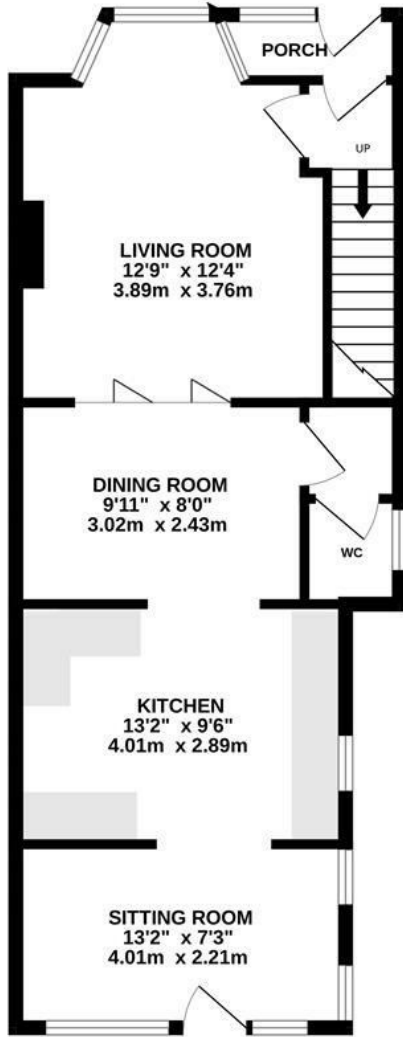
Symonds + Greenham have been informed that this property is in Council Tax Band A.

### VIEWINGS

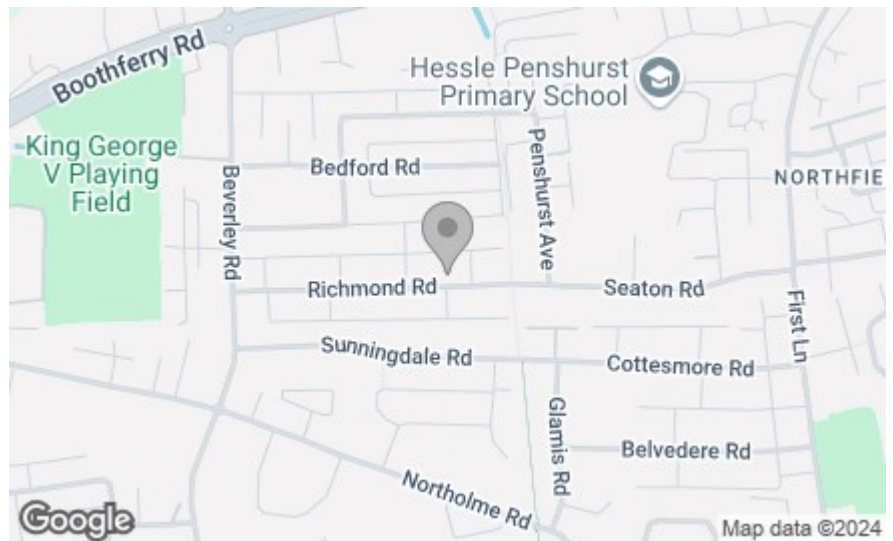
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### 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.



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>	<b>87</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	
<b>63</b>	
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	
(02 plus) <b>A</b>	<b>87</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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