

Whitakers

Estate Agents



85 Richmond Lane, Hull, HU7 3JZ

Asking Price £192,500

*** £5,000 allowance towards deposit ***

Whitakers are delighted to bring this modern three-bedroom, three-storey semi-detached house to the market, available to purchase with NO ONWARD CHAIN!

Constructed in 2012 and ideally situated on the sought-after Richmond Lane in the heart of ever popular Kingswood, the property is well positioned for highly regarded local schools together with the wealth of retail and leisure facilities or Kingswood Retail Park.

This charming property features a stylish and functional ground floor with a modern kitchen/breakfast area, a spacious living room and a convenient cloakroom.

The first floor boasts two well-proportioned bedrooms and a modern family bathroom whilst the second floor houses the impressive master suite, which includes a spacious bedroom area, a luxurious en-suite bathroom, and ample storage space.

Also benefitting from gas central heating and uPVC glazing throughout. externally, the property includes two dedicated parking spaces and a lovely low maintenance private rear garden whilst also benefiting from excellent transport links to Hull city centre and surrounding areas. Presented in true "move-in" condition, internal inspection is highly recommended!

The accommodation comprises:

Entrance hall



Double glazed entrance door, gas central heating radiator, laminate flooring and staircase to the landing off

Cloakroom



Upvc double glazed window, gas central heating radiator, fitted with a low flush WC, wash basin and laminate flooring.

Dining kitchen



Upvc double glazed window, gas central heating radiator, fitted with a range of base wall and drawer units with fitted worktops and up stands, inset single drainer sink unit, integrated appliances include a split level oven and hob with a cooker hood over, dish washer, washing machine and fridge freezer, enclosed gas central heating boiler and tiled flooring.

Lounge



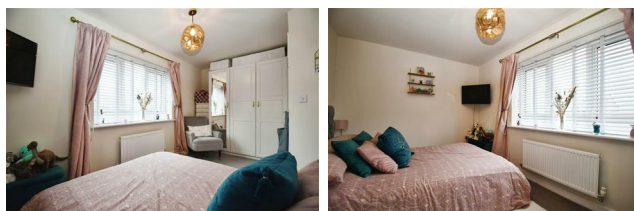
Upvc double glazed doors leading to the gardens, gas central heating radiator and an under stairs storage cupboard.

Landing



Gas central heating radiator and a storage cupboard.

Bedroom 2



Upvc double glazed window and a gas central heating radiator.

Bedroom 3



Upvc double glazed window and a gas central heating radiator.

Bathroom



Gas central heating radiator, fitted with a three piece suite comprising panelled bath with a mixer shower and screen, pedestal wash basin and a

low flush WC, tiled splash backs, extractor fan and tiled flooring.

Office



Upvc double glazed window, gas central heating radiator and staircase to the master bedroom off.

Master bedroom



Upvc double glazed window, gas central heating radiator, two double wardrobe, down lighters and access to the loft space.

En suite



Double glazed window, gas central heating radiator, fitted with a three piece suite comprising shower cubicle, pedestal wash basin and a low flush WC, extractor fan and access to the eaves.

Gardens



To the front of the property there is a small garden and side path which leads to the rear garden which has artificial grass and two patio

area's, fencing to the surround and access to the residents parking spaces.

Parking

Please check to see if one or two allocated parking spaces.

Tenure

This property is Freehold

Council Tax

Hull City Council - band C

Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

Material Information:

Construction - brick and tile

Conservation Area - Not applicable

Flood Risk - Low

Mobile Coverage/Signal - EE, Vodafone, Three and O2

Broadband - Ultrafast 1000 Mbps

Coastal Erosion - Not applicable

Coalfield or Mining Area - Not applicable

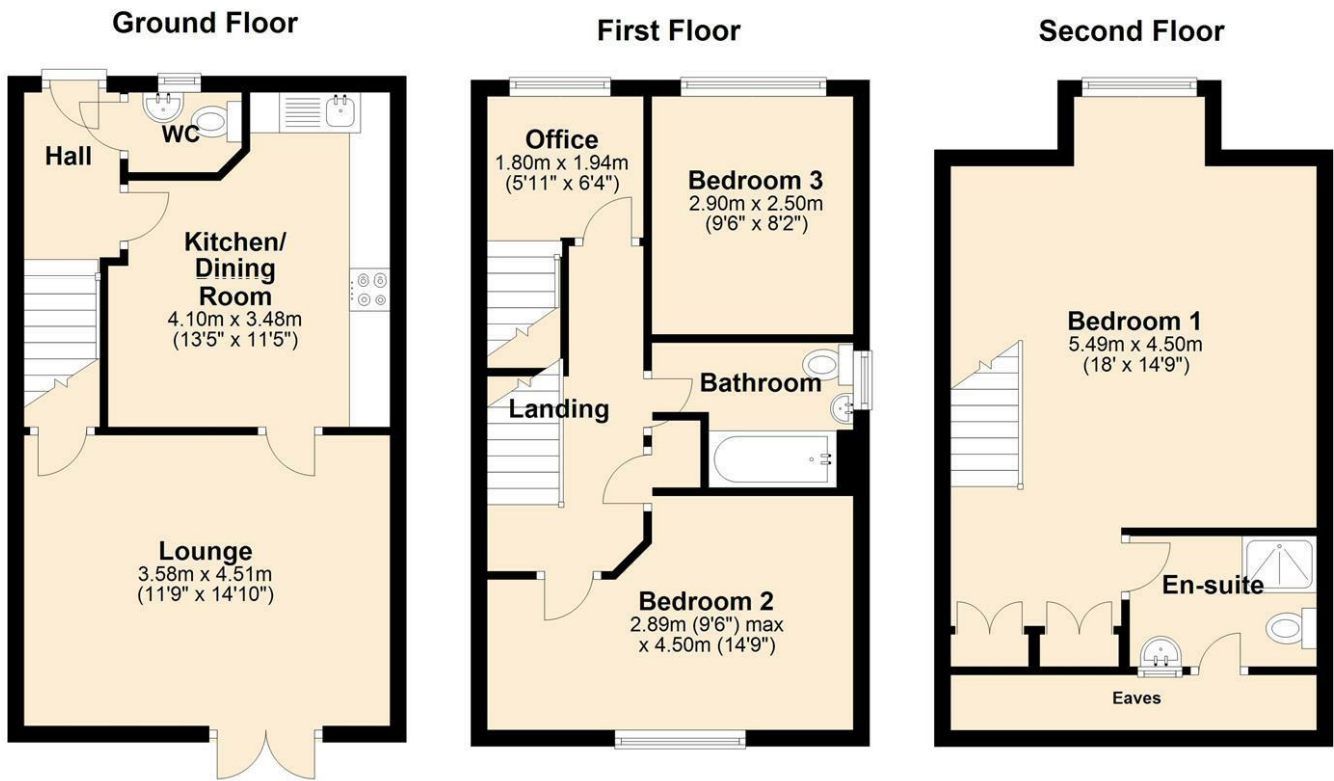
Planning - Not applicable

Whitakers Estate Agent Declaration:

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give

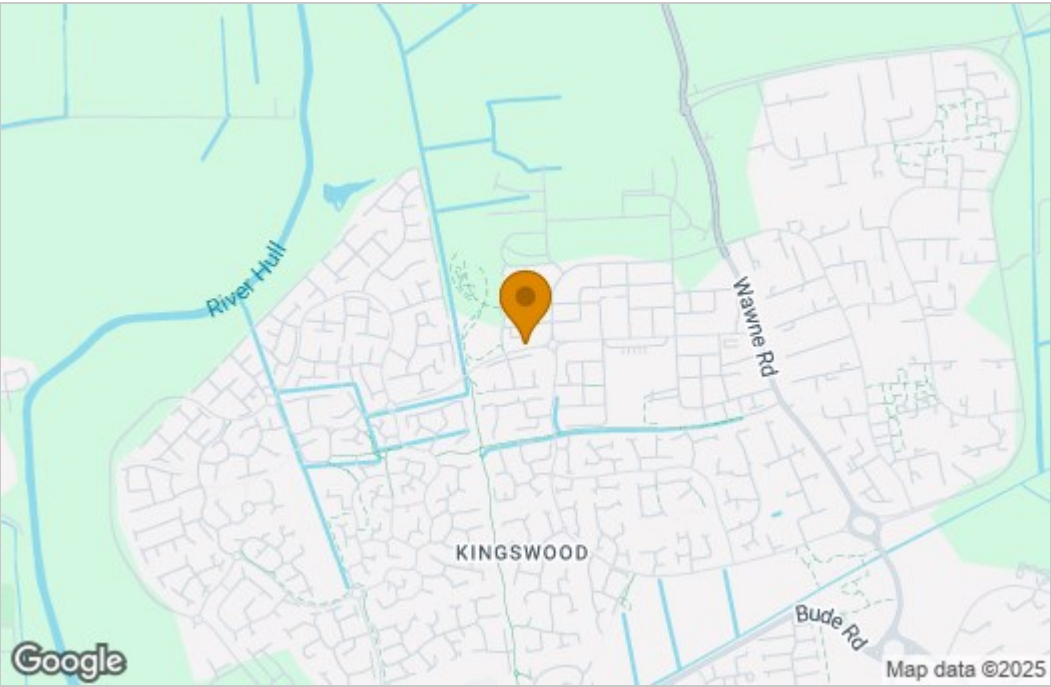
any representation or warranty in relation to this property.

Floor Plan

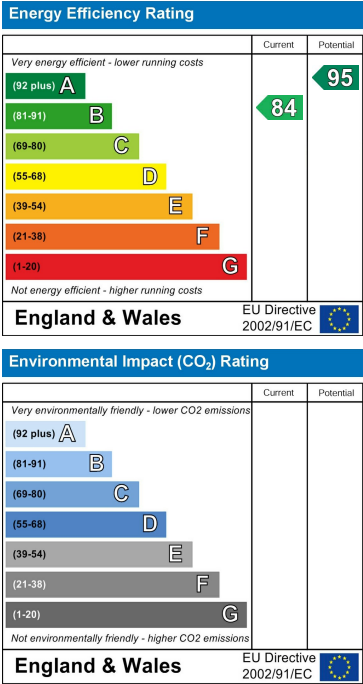


Please note floorplans are for guidance only and are intended to give a general impression of the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.