

Whitakers

Estate Agents



66 Richmond Lane, Hull, HU7 3AE

Offers In The Region Of £149,950

This STUNNING 2 bedroom home is available to purchase with NO ONWARD CHAIN!

Having been fully modernised and improved by the current owners to the highest specification, the property is presented in true "show-home" condition and really does need to be fully appreciated.

Situated on ever popular Kingswood, close to the retail and leisure facilities at both Kingswood Retail Park and The Village Green, the property is also well positioned for highly regarded local schools as well as excellent transport links around the City.

Tastefully and stylishly presented throughout, the property briefly comprises; entrance hall, open plan lounge/dining kitchen and downstairs cloakroom to the ground floor whilst to the first floor there are 2 bedrooms and a modern bathroom.

Also benefitting from a lovely low maintenance rear garden, allocated parking together with gas central heating and uPVC double glazing throughout, internal viewing is essential to fully appreciate the quality of accommodation on offer!

The Accommodation Comprises

Entrance Hall



Composite door into entrance hall with Karndean flooring, central heating radiator and stairs to first floor.

Open Plan Living/Dining/Kitchen 17'11 max x 14'8 (5.46m max x 4.47m)



The stunning open plan living area features a continuation of the Karndean flooring throughout. The lounge area features two uPVC double glazed windows to the front aspect, central heating radiator and feature wall panelling whilst the stunning fitted kitchen features a range of fitted wall and base units with contrasting QUARTZ work surfaces and splashbacks. The kitchen further features a 4 ring gas hob with extractor over and electric fan oven below, undermount stainless steel sink and integrated washing machine whilst the breakfast island seating with matching quartz work surface also features an integrated fridge and freezer. There is a built in storage cupboard, uPVC window and composite door into rear garden and internal door into.....

Downstairs Cloakroom



With low flush wc, hand wash basin, central heating radiator, extractor fan and continuation of Karndean flooring.

First Floor Landing

Stairs from entrance hall to first floor landing with carpeted flooring.

Bedroom One 8'6 x 18'8 (2.59m x 5.69m)



Double bedroom with three uPVC windows to front aspect, laminate flooring, fitted sliding wardrobes to one wall and central heating radiator.

Bedroom Two 9' x 7'7 (2.74m x 2.31m)



Second bedroom with uPVC window to rear aspect, laminate flooring and central heating radiator.

Bathroom



Modern bathroom comprising bath with mains shower over and fitted shower screen, low flush wc and vanity hand wash basin. Tiled walls, vinyl flooring, central heating radiator, extractor fan and uPVC window to rear aspect.

Outside



The property is fronted by privet hedging with side access to the rear of the property where there is allocated parking for one vehicle and gate access into the lovely low maintenance rear garden with artificial lawn paved patio, raised paved seating area, storage shed and fencing to perimeters.

Tenure

The property is Freehold

Council Tax
Council Tax band A
Kingston upon Hull City Council

EPC
EPC rating 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.

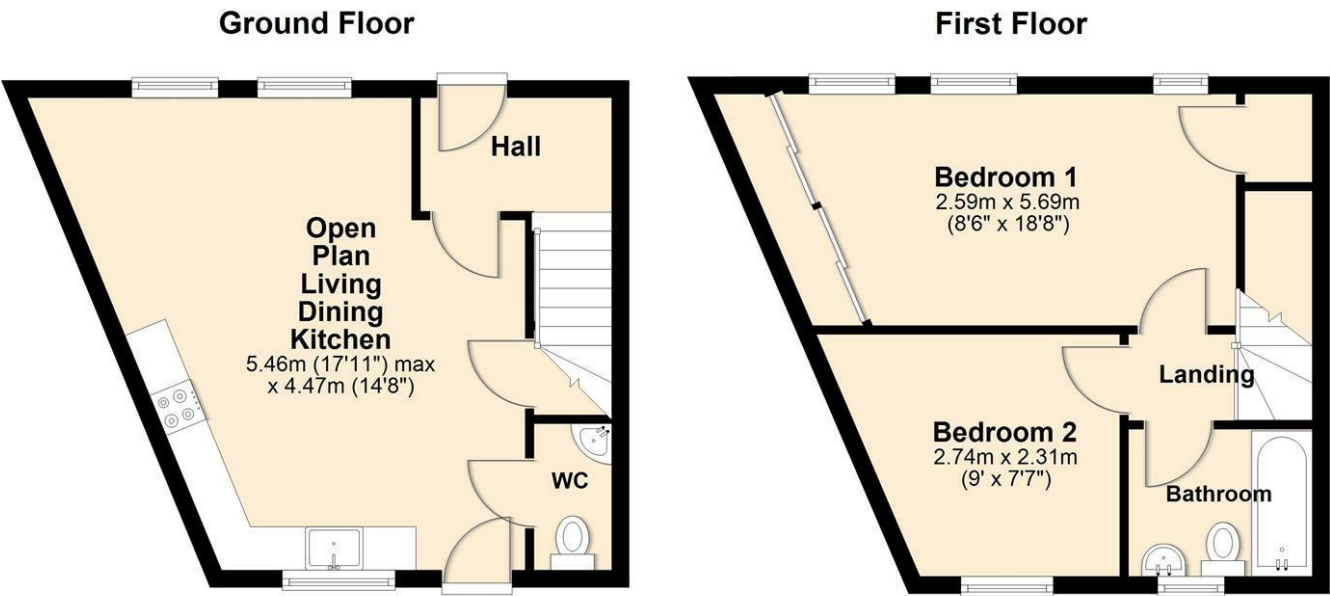
Material Information:

Construction - Brick/Tile
Conservation Area - No
Flood Risk - Very Low
Mobile Coverage/Signal - EE, Vodafone, O2
Broadband - Ultrafast 1000 Mbps
Coastal Erosion - No
Coalfield or Mining Area - No
Planning - No

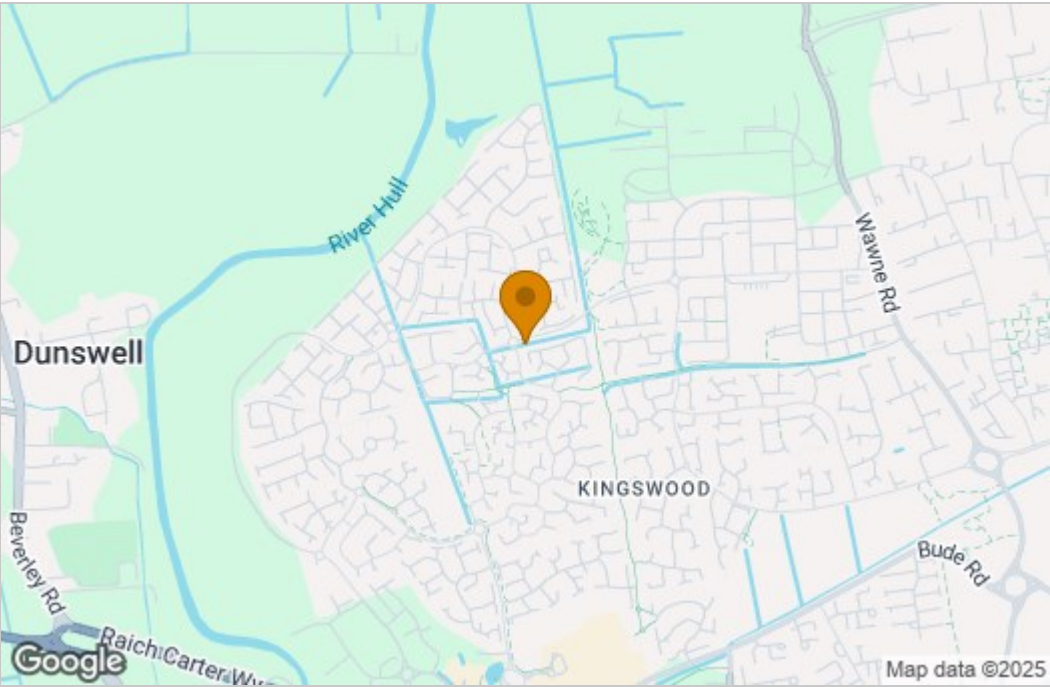
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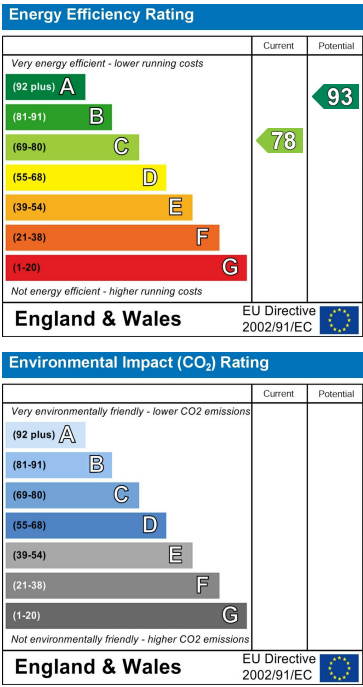
Floor Plan



Area Map



Energy Efficiency Graph



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