

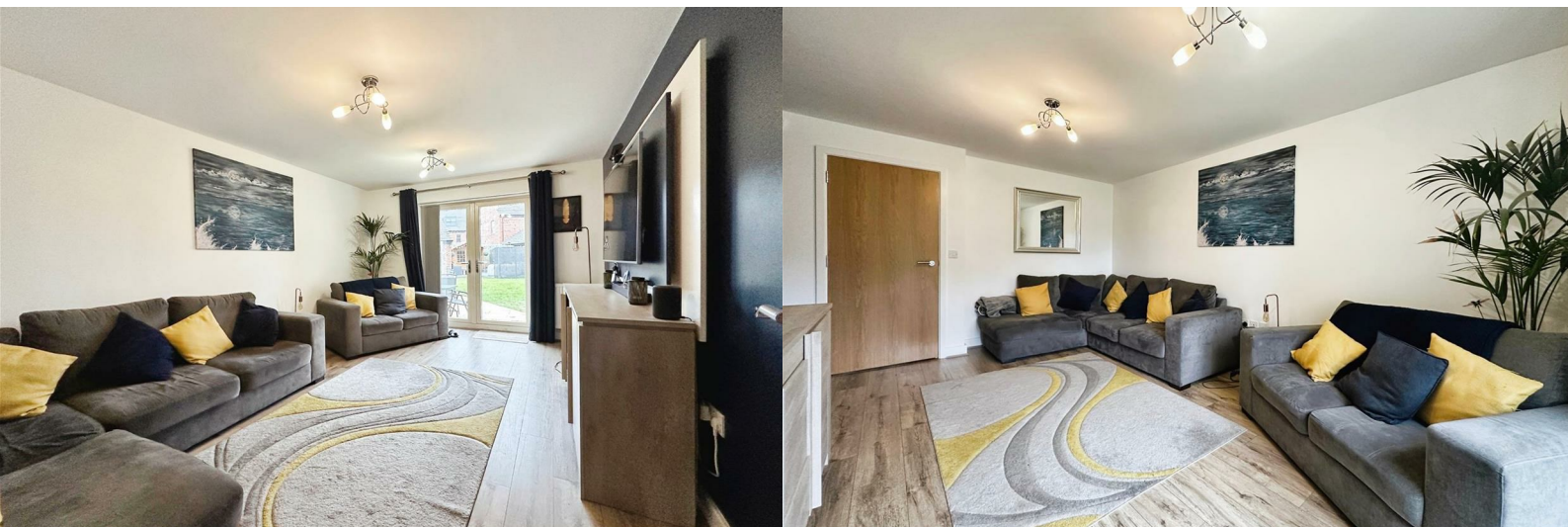


140 Richmond Lane

, Kingswood, HU7 3NH

£235,000

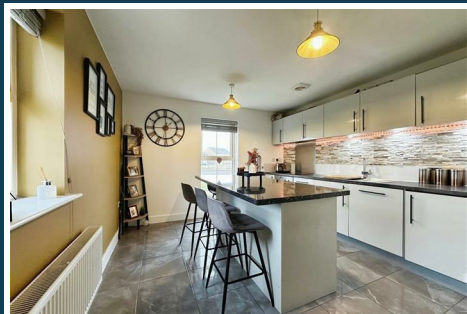
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, Kingswood, HU7 3NH

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Ground Floor:

Entrance Hallway

A welcoming entrance to the front via UPVC double glazed door, with fixed staircase to the first floor level, radiator and storage below the stairs, access via a pull up step.

Lounge

15'7" x 11'5" (4.77m x 3.50m)

A spacious room to the rear with UPVC double glazed French doors to the garden and radiator.

Dining Kitchen

13'9" x 11'5" (4.20m x 3.50m)

A modern dining kitchen with UPVC double glazed window to the front and side. Fitted with a range of base and wall mounted units, central island unit with breakfast bar, inset sink, inset stainless steel sink unit, inset hob, built in oven, integrated dishwasher & fridge freezer, space for washing machine and radiator.

WC

With low level WC and hand wash basin, radiator and access to the boiler cupboard.

First Floor:

Central Landing

Access to all first floor rooms and fixed staircase to the second floor.

Bedroom Two

11'5" x 11'1" (3.50m x 3.40m)

A double bedroom with UPVC double glazed window to the front and side, carpet flooring and radiator.

Bedroom Three

11'5" x 10'7" (3.50m x 3.25m)

Second double bedroom, currently used as a cinema room, with UPVC double glazed window to the rear, carpet flooring and radiator.

Family Bathroom

9'10" x 4'7" (3.02m x 1.41m)

A three-piece suite in white, comprising panelled bath with thermostatic shower over, low level WC and pedestal sink. With tiling to splashback areas, UPVC double glazed window to the front and radiator.

Second Floor

Landing

With access to the two top floor bedrooms.

Master Bedroom

11'5" x 10'8" (3.50m x 3.26m)

A double bedroom with UPVC double glazed window to the rear, carpet flooring and radiator.

En-suite

9'8" x 2'9" (2.97m x 0.85m)

Fitted with a three-piece suite in white, comprising, enclosed shower cubicle, low level WC and hand wash basin. With tiling to splash back areas and radiators.

Bedroom Four

11'5" x 11'1" (3.50m x 3.40m)

Double bedroom with UPVC double glazed window to the front and side, carpet flooring and radiator.

Tel: 01482 322411

Outside

Externally, there is a lawned garden to the front and side, a gate provides access to the generous rear garden which is private and not overlooked, with patio area and decking area for seating and the rest laid to lawn. Round the neighbouring garden is a pathway leading to the rear of garage. Car parking is provided in front of the garage.

Garage

20'9" x 9'7" (6.34m x 2.93m)

A larger than average garage (was the former Strata sales office) with up and over door to the front, rear access door and lighting and power.

Council Tax Band

We have been advised the property is council tax band D, payable to Hull City Council

ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease,

service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



Road Map



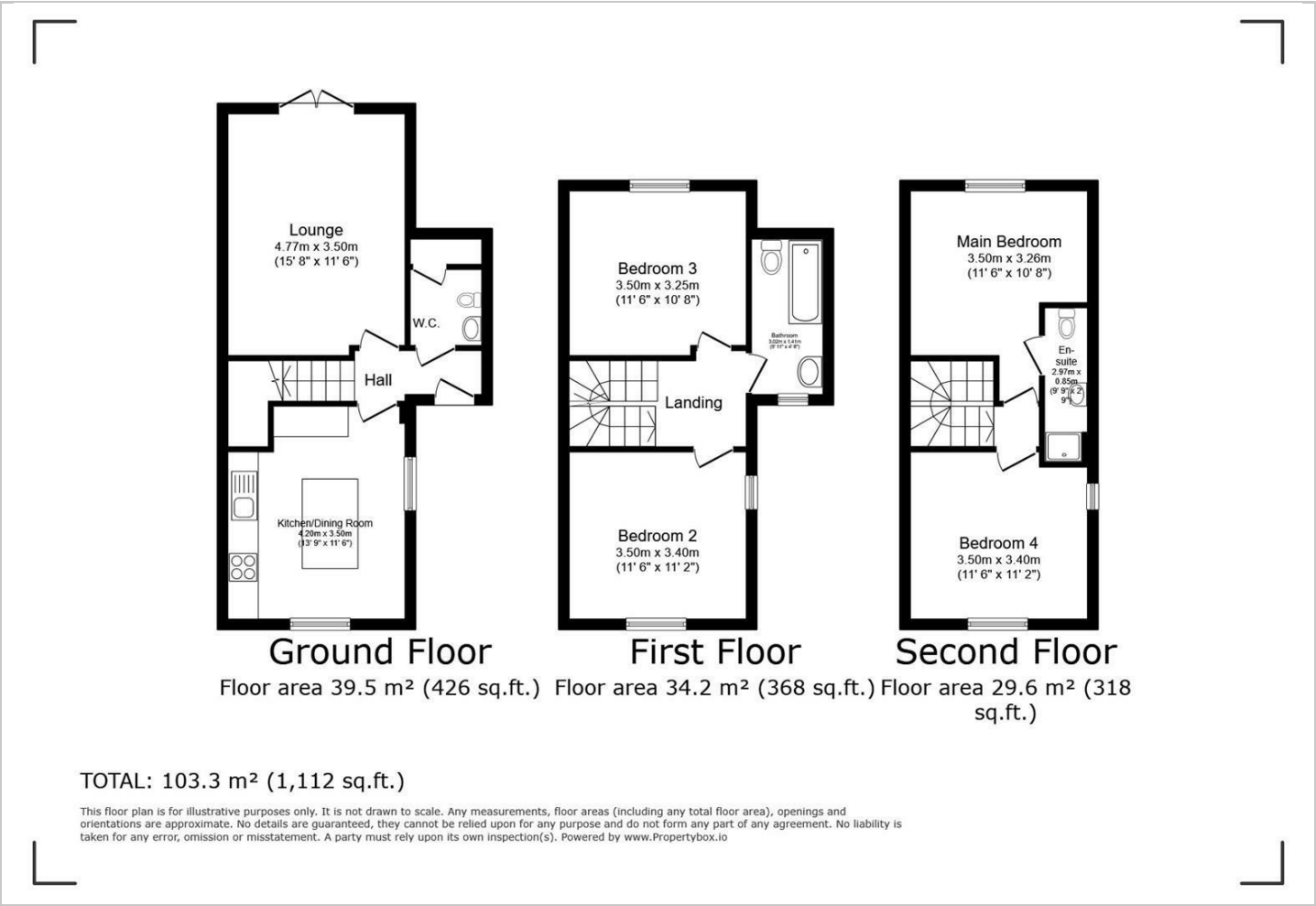
Hybrid Map



Terrain Map



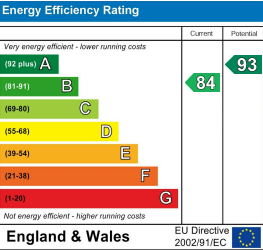
Floor Plan



Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

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.