



99 Richmond Lane
, Kingston Upon Hull, HU7 3JZ

Offers over £160,000



99 Richmond Lane

, Kingston Upon Hull, HU7 3JZ

Offers over £160,000



Summary

EARLY VIEWING ESSENTIAL – BUILT IN 2022 BY KEEPMOAT HOMES – OVER 6 YEARS REMAINING ON NHBC WARRANTY – IMMACULATELY PRESENTED THROUGHOUT – TWO DOUBLE BEDROOMS – TWO PARKING SPACES – BEAUTIFUL REAR GARDEN

Welcome to Richmond Lane, Kingswood – a beautifully presented two-bedroom semi-detached home, built by Keepmoat Homes in 2022, and boasting more than 6 years remaining on the NHBC warranty. Perfect for first-time buyers or investors, this stylish home is absolutely ready for you to move in and enjoy.

Inside, the property features a modern fitted kitchen with integrated appliances, a bright lounge with French doors leading to the rear garden and a convenient WC to the ground floor. To the upper floor, both bedrooms are generously sized doubles and the house bathroom features a modern three-piece suite.

Outside, there is a lawned garden to the front, pathway to the side and fully enclosed rear garden plus two parking spaces to the rear – ideal for convenience and peace of mind.

Located on the ever-popular Kingswood development, you'll enjoy easy access to a host of amenities including Asda, M & S Food, Lidl, restaurants, cinema, bowling, healthcare facilities, two local primary schools & Kingswood Academy –

all within minutes.

Contact us today to arrange your viewing – this one won't hang around!

Ground Floor:

Entrance Hallway

A welcoming entrance via glazed composite door to the front, with fixed staircase to the first floor, ribbed entrance matting, radiator and door to:

Dining Kitchen

12'0" x 9'9" (3.66m x 2.98m)

With UPVC double glazed window to the front. Modern kitchen fitted with a range of base and wall mounted units, laminated worktops and matching upstands, inset stainless steel sink, inset four ring gas hob with extractor above and built in oven below, integrated fridge/freezer, washing machine and dishwasher, space for table and central heating radiator.

Lounge

12'0" x 12'11" (3.68m x 3.96m)

A bright lounge to the rear with UPVC French doors to the rear garden carpet flooring and radiator.

Cloakroom/WC

Fitted with a low level WC, sink and tiling to splashback area and radiator.

First Floor:

Landing

With access to all first floor rooms, carpet flooring and radiator.

Tel: 01482 322411

Master Bedroom

8'7" x 12'11" (2.64m x 3.95m)

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

Bedroom Two

13'0" x 8'4" (3.98m x 2.56m)

Second double bedroom to the front with UPVC double glazed window, storage cupboard, carpet flooring and radiator.

House Bathroom

6'6" x 6'3" (2.00m x 1.93m)

With UPVC double glazed window to the side. Fitted with a three-piece suite in white, comprising panelled bath with electric shower over, pedestal sink unit and low level WC. With tiling to splashback areas and chrome heated towel rail.

Outside

Externally, to the front is a lawned garden with railings to the front, a gated side oath leads to the rear garden. The rear garden is mostly laid to lawn, with patio area and planted borders. A gate provides access to the two parking spaces at the rear.

Council Tax

We have been advised the property is council tax band B, 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



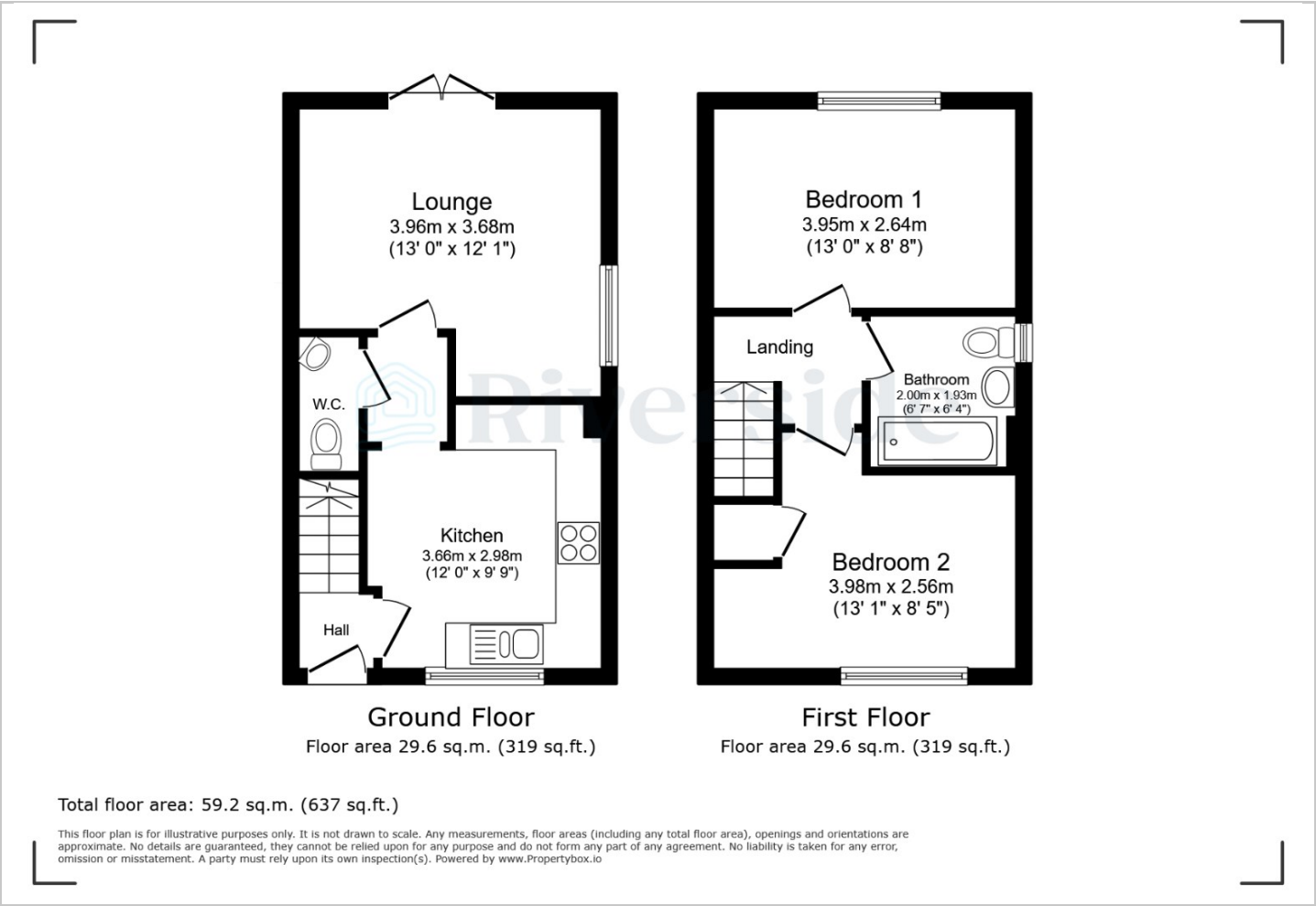
Hybrid Map



Terrain Map



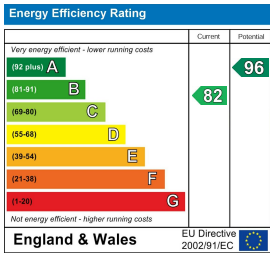
Floor Plan



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.