

Runnymede Lane, Kingswood, Hull, HU7 3AD



# Welcome to

# Runnymede Lane, Kingswood, Hull

\*\*Immaculate 5-Bedroom Family Home on Kingswood\*\* Nestled in a prime spot within the sought-after Kingswood area, this beautifully presented 5-bedroom family home offers space, style, and modern comforts throughout.















This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

#### **Entrance Hall**

### **Living Room**

21' 1" max x 14' 7" max ( 6.43m max x 4.45m max )

### **Dining Room**

15' 7" max x 8' 4" max ( 4.75m max x 2.54m max )

### **Family Room**

13' 5" max into bay x 12' 3" max ( 4.09m max into bay x 3.73m max )

#### Kitchen

17' 6" max x 15' 9" max ( 5.33m max x 4.80m max )

#### Conservatory

11' 4" max x 9' 6" max ( 3.45m max x 2.90m max )

### **Utility Room**

9' 9" max x 8' 5" max ( 2.97m max x 2.57m max )

#### Cloakroom

4' 8" max x 3' 11" max ( 1.42m max x 1.19m max )

### Landing

#### **Bedroom 1**

14' 6" max x 12' 10" max ( 4.42m max x 3.91m max )

#### **Ensuite**

7' 10" max x 6' 10" max ( 2.39m max x 2.08m max )

#### Walk-In Wardrobe/Closet

7' 10" max x 3' 9" max ( 2.39m max x 1.14m max )

#### Bedroom 2

11' 10" max x 11' 1" max ( 3.61m max x 3.38m max )

#### Ensuite

6' 4" max x 6' max ( 1.93m max x 1.83m max )

#### Bedroom 3

14' max x 7' 5" max ( 4.27m max x 2.26m max )

#### **Bedroom 4**

14' max x 8' 9" max ( 4.27m max x 2.67m max )

#### **Bedroom 5**

13' 9" max x 8' 4" max ( 4.19m max x 2.54m max )

#### Bathroom

7' 8" max x 7' 3" max ( 2.34m max x 2.21m max )

#### Bar

24' 5" max x 11' 2" max ( 7.44m max x 3.40m max )

#### Outside:

Externally, the property boasts a large driveway with space for several cars and a double garage for secure parking. The meticulously maintained, low-maintenance rear garden is designed for outdoor enjoyment, complete with an electric-powered bar for summer family parties.

Additionally, the home benefits from owned solar panels, enhancing its sustainability and reducing energy costs. This beautiful property, located in one of Kingswood's most desirable spots, is the epitome of highend family living, offering a rare blend of space, luxury, and privacy.

A true gem in a prestigious setting, this home is ready to welcome its next owners.

**Please Note:** This property has been fitted with solar panels, which are owned outright by the property.

## Welcome to

# Runnymede Lane, Kingswood, Hull

- SPACIOUS 5 BEDROOM FAMILY HOME WITH PLENTY OF STORAGE
- DOWNSTAIRS WC, UTILITY ROOM AND CONSERVATORY
- EPC RATING: A / COUNCIL TAX BAND: F
- GUIDE PRICE £460,000 £470,000
- WALK-IN WARDROBE AND ENSUITE OFF THE MASTER BEDROOM

Tenure: Freehold EPC Rating: A

## Directions to this property:

Please see map below, or for more information please contact the branch on 01482 327913.

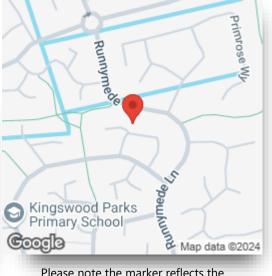
# guide price

# £460,000 - £470,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/HDR122171



Property Ref: HDR122171 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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