



**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. With log burner stove with tiled surround in the kitchen.





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](http://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 high-end 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 £450,000 - £470,000
- WALK-IN WARDROBE AND ENSUITE OFF THE MASTER BEDROOM

Tenure: Freehold EPC Rating: A

Council Tax Band: F

guide price

**£450,000 - £470,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HDR122702](http://williamhbrown.co.uk/Property/HDR122702)



Property Ref:  
HDR122702 - 0005

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