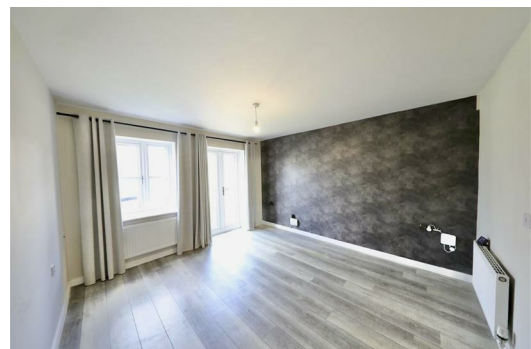




SYMONDS + GREENHAM

Estate and Letting Agents



49 Runnymede Lane, Hull, HU7 3AD **Offers over £150,000**

Symonds & Greenham are delighted to present this fantastic two bedroom semi detached home on Runnymede Lane, situated within the ever popular Kingswood development. Beautifully styled throughout and presented in move in ready condition, this superb property offers modern, comfortable living that will appeal to a variety of buyers including first time purchasers, downsizers and professionals alike.

Occupying a highly convenient central Kingswood position close to the Village Green, the property enjoys excellent access to a wide range of local shops, supermarkets, cafés and everyday amenities, while the nearby retail park and excellent transport links make commuting and day to day living exceptionally convenient.

The accommodation briefly comprises an inviting entrance hall, a modern fitted kitchen with ample storage and workspace, a spacious and welcoming living room ideal for both relaxing and entertaining, and a convenient ground floor WC. To the first floor are two fantastic double bedrooms, including a generously sized principal bedroom with fitted wardrobes, alongside a modern and stylish family bathroom finished to a high standard.

Externally, the property continues to impress with a lovely enclosed rear garden featuring both lawn and patio areas, creating the perfect space for outdoor dining, entertaining or simply enjoying the warmer months. Gated access leads to the allocated parking space and garage, while a neat front garden adds further kerb appeal to this attractive home.

Offering style, practicality and a sought after location, this beautifully maintained property is one not to be missed.

BOOK YOUR VIEWING NOW!

CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band B.

DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING

The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

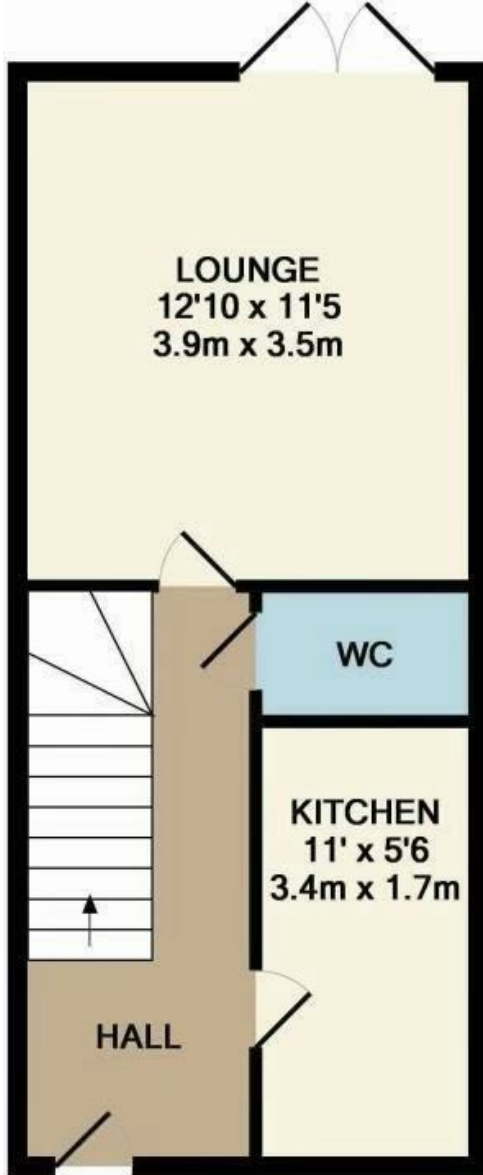
TENURE

Symonds + Greenham have been informed that this property is Freehold.

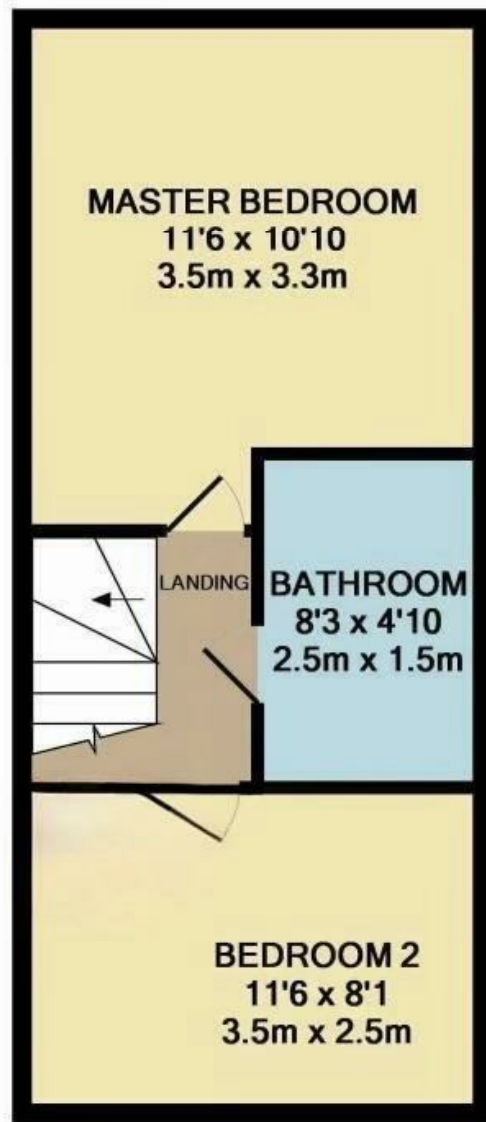
If you require more information on the tenure of this property please contact the office on 01482 444200.

VIEWINGS

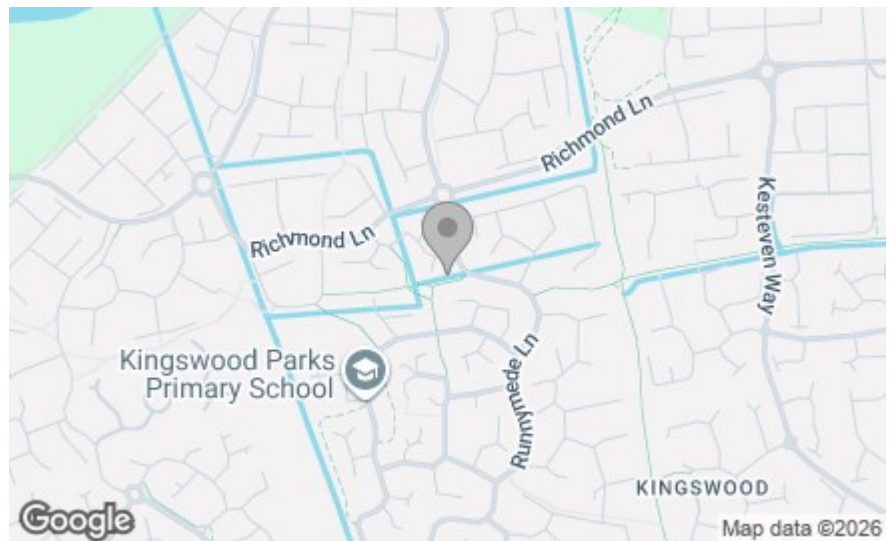
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 310 SQ.FT.
(28.8 SQ.M.)



Energy Efficiency Rating	
Current	Potential
	88
75	

Very energy efficient - lower running costs

Very environmentally friendly - lower CO2 emissions

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO2 emissions

Not environmentally friendly - higher CO2 emissions

England & Wales EU Directive 2002/91/EC