



SYMONDS + GREENHAM

Estate and Letting Agents



18 Richmond Lane, Hull, HU7 3AE

£180,000

Symonds and Greenham are delighted to present this exceptional three bedroom semi detached home to the market. Occupying an excellent sized plot and set back from Richmond Lane, this beautifully presented property enjoys a prime position on Kingswood, just a short walk from the Village Green with its excellent range of shops, cafés, restaurants, medical centre, well regarded schools and regular transport links.

Meticulously maintained and thoughtfully styled throughout, the property offers the perfect balance of modern family living and everyday practicality. Every room has been finished with great attention to detail, creating a home that is ready to move straight into.

The accommodation briefly comprises an inviting entrance hall, convenient ground floor WC, elegant living room and a superb kitchen diner overlooking the garden. To the first floor are three beautifully presented bedrooms, including a stylish principal bedroom with contemporary en suite, together with a stunning family shower room.

Outside, the property continues to impress with a beautifully kept rear garden, additional side garden space offering excellent versatility, an attached garage and driveway.

Combining an excellent plot, immaculate presentation and one of Kingswood's most convenient locations, this is a fantastic family home that is certain to appeal to a wide range of buyers.

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 C.

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

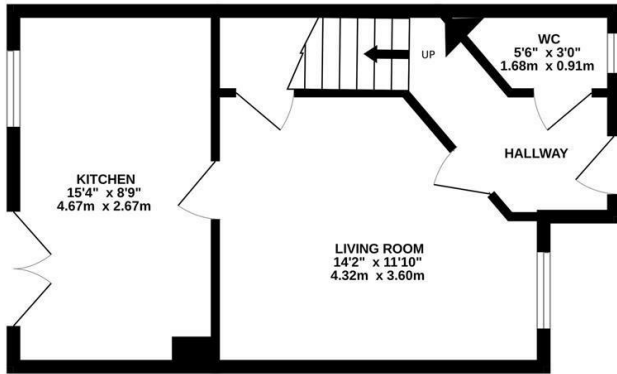
Symonds + Greenham have been informed that this property is Freehold.

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

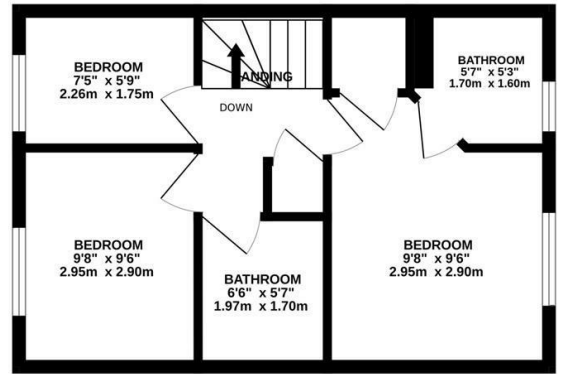
VIEWINGS

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

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

