





Richmond Lane

Hull, HU7 3AE

- Detached Family Home
- Situated in the Ever-Popular Kingswood Development
- Utility Room
- Principle Bedroom with Private En-suite
- Close to Local Amenities & Well-Regarded Schools
- Five Spacious Bedrooms
- Two Reception Rooms
- Convenient Downstairs W.C.
- Driveway Providing Off-Street Parking
- Viewing Highly Recommended



Asking price £340,000







Situated in the ever-popular Kingswood development, this impressive detached family home offers spacious and versatile accommodation throughout, making it an ideal purchase for growing families seeking generous living space and ample bedroom accommodation.

The ground floor comprises a welcoming entrance, a spacious lounge together with a separate reception room offering excellent flexibility for use as a second sitting room, playroom or home office. The property further benefits from a kitchen and dining area. A useful utility room and convenient downstairs WC complete the ground-floor accommodation.

To the first floor, the property continues to impress with five well-proportioned bedrooms, offering plenty of space for family members. The principal bedroom benefits from its own private en-suite, whilst the remaining bedrooms are served by a family bathroom.

Externally, the property boasts a rear garden, providing a lovely outdoor space for families to enjoy, alongside a driveway offering off-street parking for multiple vehicles.

Kingswood is a highly regarded residential area, popular with families due to its range of local shops, supermarkets, restaurants and leisure facilities. The area also benefits from well-regarded schools and convenient transport links, providing easy access to Hull city centre and the surrounding areas.

With its generous five-bedroom layout, multiple reception rooms and excellent family accommodation, this detached home offers plenty of space to suit a variety of needs. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Entrance Hall
A welcoming entrance hall providing access to the ground-floor accommodation, with laminate flooring, stairs leading to the first-floor landing.

Lounge
11'3" x 15'8"
A spacious and inviting reception room, offering plenty of space for a range of lounge furnishings and providing the perfect setting for relaxing with family. With carpet flooring, radiator, window and double doors leading to the kitchen and dining area.

Kitchen & Dining Area
20'11" x 10'2"
The kitchen and dining area provide a practical yet sociable space for everyday family living. Offering room for a range of fitted kitchen units, appliances and a family dining table. Featuring laminate flooring, breakfast bar, quartz work surfaces, window, integrated hob, oven, extractor fan, under mounted sink & drainer, radiator, door leading to the utility room and patio doors leading to the rear garden.

Reception Room
8'6" x 14'11"
A useful addition to the ground floor, providing additional space for laundry appliances and household storage. With carpet flooring, window and radiator.

Utility Room
5'7" x 6'8"
A useful addition to the ground floor, providing additional space for laundry appliances and household storage. With laminate flooring, laminate work surfaces, sink & drainer, plumbing for washer and dryer, radiator, doors leading to the downstairs W.C and rear garden.

Downstairs W.C.
Conveniently located on the ground floor and fitted with a toilet, wash hand basin, laminate flooring and window.

Bedroom One
11'3" x 14'1"
A well-proportioned principal bedroom offering plenty of space for bedroom furnishings, further benefiting from its own private en-suite. Featuring laminate flooring, window, radiator and door leading to the en-suite.

En-Suite
A private en-suite serving the principal bedroom, providing tiled flooring, shower cubicle, wash hand basin, radiator. window and toilet.

Bedroom Two
10'5" x 11'6"
A generously sized bedroom offering ample space for bedroom furnishings, with laminate flooring, radiator and window.

Bedroom Three
11'4" x 9'1"
A further well-proportioned bedroom, offering flexibility for family use or alternatively as a guest room. With laminate flooring, window and radiator.

Bedroom Four
8'9" x 10'6"
A good-sized bedroom providing further accommodation for the household, with laminate flooring, radiator and window.

Bedroom Five
7'1" x 7'4"
A versatile fifth bedroom, ideal for a nursery, dressing room, study or additional guest accommodation. With laminate flooring, radiator and window.

Family Bathroom
8'10" x 5'8"
Serving the first floor, the family bathroom provides convenient bathing facilities for the remaining bedrooms. With vinyl flooring, toilet, wash hand basin, bath tub, shower attachment, privacy glass window and towel radiator.

Outside
To the rear is a garden providing a lovely outdoor space for the family to enjoy, with plenty of potential for outdoor seating, entertaining and relaxing during the warmer months.

To the front of the property is a driveway providing off-street parking for multiple vehicles.

Additional Information
- Tenure Type - Freehold
- Local Authority - Hull City Council
- Council Tax Band - C
- Energy Performance Certificate Rating (EPC) - C
- Services - Mains Water, Electricity, Gas and Drainage are connected to the property

Free Valuation
Thinking of selling or letting?

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Please get in touch and we will arrange a no-obligation property appraisal.

Viewings
Viewings are strictly by appointment only via Hanbeck Estate Agents. Please get in touch if you would like a viewing.

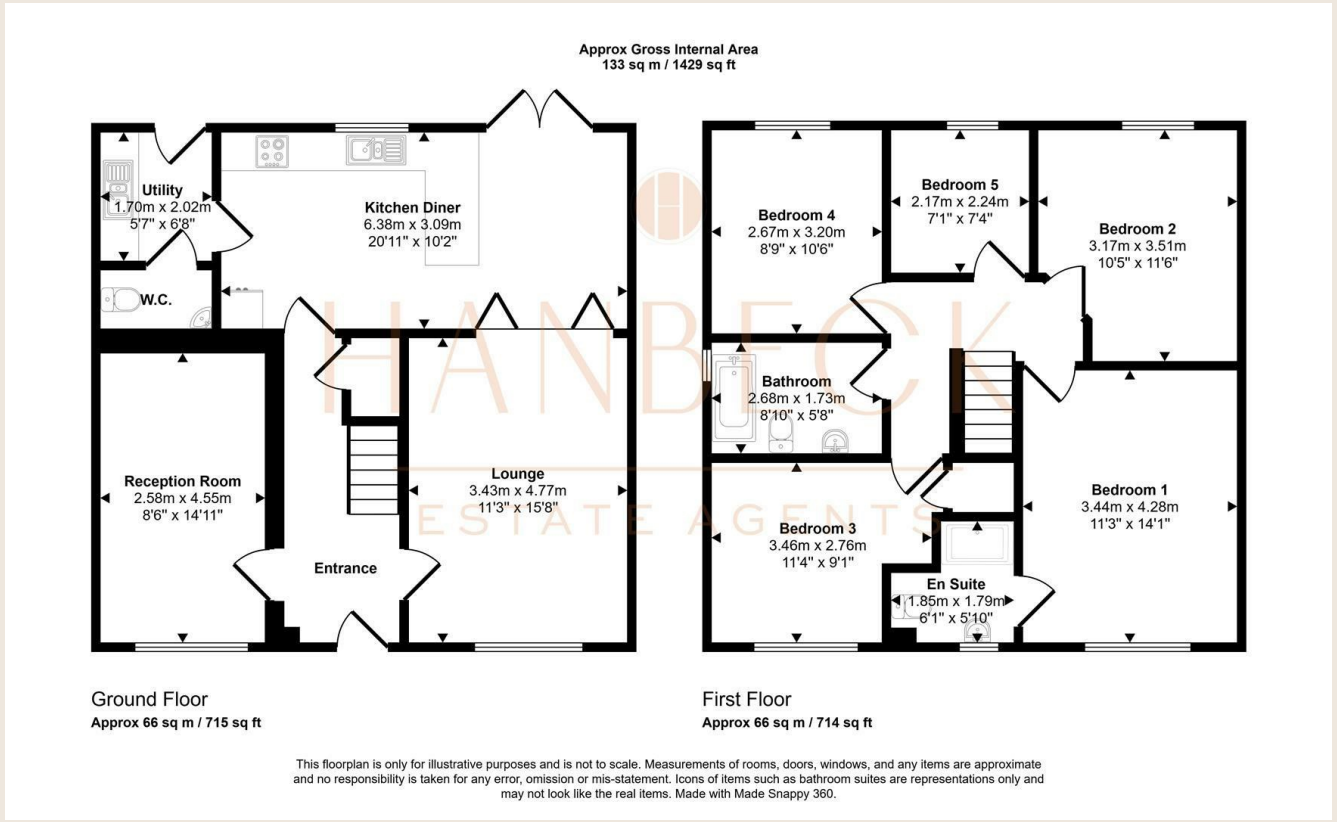
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Local Authority **Hull City Council**
Council Tax Band **C**
EPC Rating **C**









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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.