



## Richmond Lane

Hull, HU7 3JZ

- Three Bedroom Semi-Detached Home
- Downstairs WC
- Stylish Kitchen/Diner
- Popular & Vibrant Location
- Great School Catchment Area
- Three Storey Living
- Off-Road Parking
- Soft Neutral Decor Throughout
- Close to Shops & Amenities
- Viewing Highly Recommended

Offers in excess of £220,000





Situated in a sought-after location on Richmond Lane in Kingswood, this beautifully presented three-bedroom semi-detached home is arranged over three floors and offers stylish, modern living throughout.

The ground floor features a welcoming entrance hall leading into a well-appointed kitchen/dining area ideal for everyday living and entertaining and a bright and comfortable living space. A convenient downstairs WC completes the ground floor layout.

Across the first floor are two well-proportioned bedrooms along with the family bathroom. The impressive master suite occupies the entire second floor, creating a private retreat complete with its own ensuite shower room.

The property is tastefully decorated throughout, allowing buyers to move straight in with ease. Externally, the home benefits from off-road parking and a pleasant setting within this popular residential area.

A fantastic opportunity for first-time buyers, growing families, or investors alike.

Early viewing is highly recommended.



### Entrance Hall

This beautiful hallway, accessed via the solid composite front door, comprises doors leading to the downstairs WC and kitchen, with a radiator and staircase leading to the upper floors. The walls are painted in a subtle tone, complementing the rich herringbone-patterned flooring that adds character and style.

### Kitchen / Diner

107" x 133"

The kitchen / diner is spacious and well-equipped, with sleek wall and base cabinetry in a soft colour and dark wood-effect worktops. It features a radiator and integrated appliances, including an oven, hob, extractor fan and fridge/freezer. With a window above the sink allowing natural light to flood the space. The room comfortably accommodates a dining table, making it ideal for family meals and entertaining. The herringbone patterned floor continues here, adding warmth and continuity.

### Lounge

14'10" x 11'8"

This warm and cosy lounge offers a comfortable space for relaxation. The room is brightened by natural light from French doors, which open onto the rear garden. Neutral walls and soft furnishings create a welcoming atmosphere, enhanced by warm lighting and tasteful decor. With a radiator, understairs storage cupboard and the continued delightful herringbone pattern flooring.

### Downstairs WC

A compact space featuring a WC and pedestal hand wash basin. The frosted window allows natural light to enter and provides privacy. With vinyl flooring and a small radiator.

### Bedroom 1

14'8" x 19'5"

The master bedroom occupies the entire second floor, offering a generous and airy space with ample natural light from multiple roof windows. It includes a dedicated wardrobe area for storage and an en-suite. With radiators and soft carpeting underfoot, complementing the neutral walls, creating a calm and restful retreat.

### En-Suite

7'4" x 5'3"

The en-suite shower room off the master bedroom is fitted with a walk-in shower, pedestal sink, and WC. The neutral tones and minimal design contribute to a modern, fresh feel, with a radiator, vinyl flooring and a frosted window providing natural light, privacy and ventilation.

### Bedroom 2

14'4" x 8'6"

Situated on the first floor, this bedroom is bright and comfortably sized. Featuring a large window that floods the room with daylight and gorgeous soft pink decor throughout, offering a peaceful space. With carpet flooring and a radiator.

### Bedroom 3

8'0" x 9'4"

Also situated on the first floor, this versatile room is well-proportioned and suitable for use as a child's bedroom, guest room, or home office. It has a window providing natural light and neutral decor that allows for personal touches. With carpet flooring and a radiator.

### Bathroom

7'11" x 6'7"

Modern and stylish bathroom, featuring a clean and bright design with a bathtub and overhead shower, a pedestal hand wash basin, and a WC. A frosted window allows natural light, privacy and ventilation, and the space is finished with neutral tones and modern fittings. With partial wall tiling, vinyl flooring and a radiator.

### Rear Garden

The rear garden includes a paved patio area perfect for outdoor seating and entertaining, leading onto a neatly maintained lawn enclosed by dark fencing for privacy. It offers a peaceful outdoor space ideal for relaxation and family activities. There is a path to the side, which provides gate access to the front of the property.

### External

To the front of the property, there are two allocated parking spaces, along with a side gate providing access to the rear garden. There is a small gravelled front area with an outdoor tap and a couple of steps leading up to the front door.

### Additional Information

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

### Viewings

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

### Mortgages

Hanbeck Estate Agents can introduce you to independent financial advisors who have access to the whole of the mortgage market. Get in touch today for a free no obligation consultation.

### Free Valuation

Thinking of selling or letting?

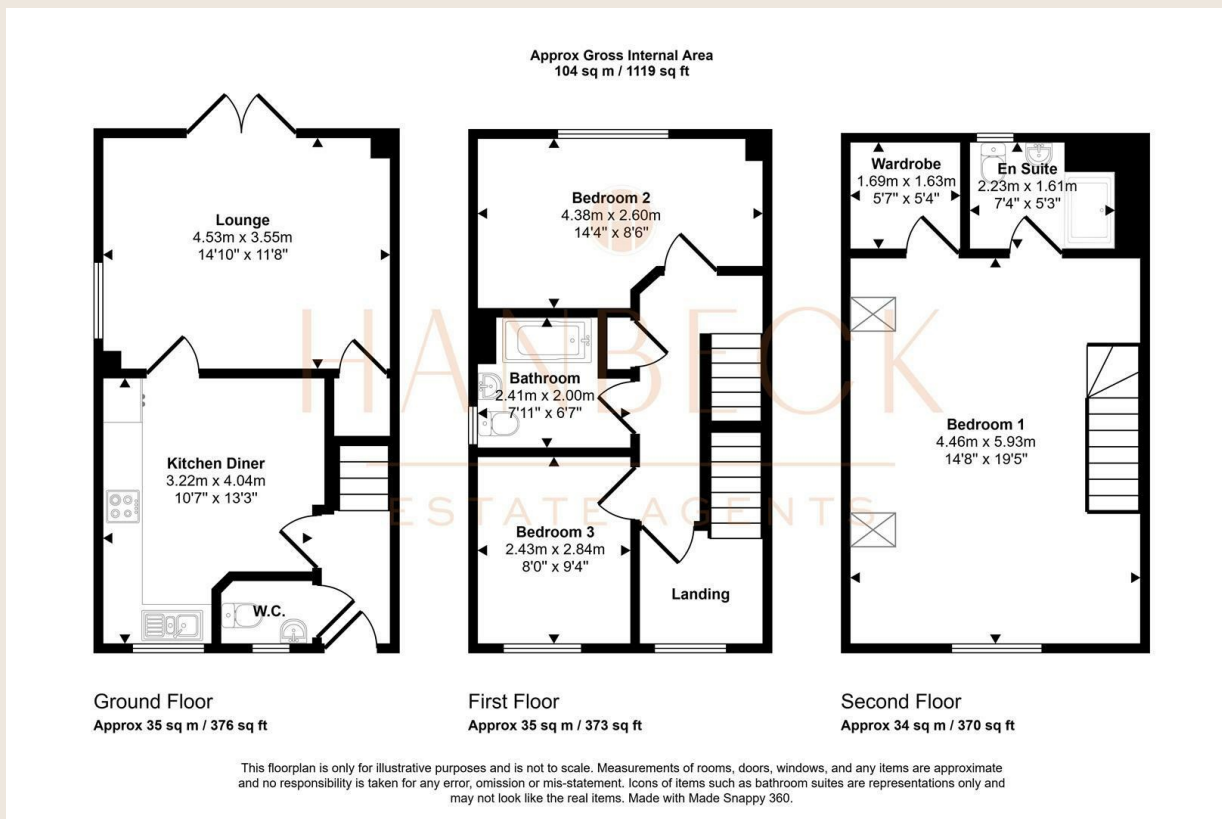
If you are thinking of selling or letting a property, Hanbeck Estate Agents can be of assistance. We offer honest and friendly in-person property valuations. Please get in touch and we will arrange a no-obligation property appraisal.

### 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 will be no delay in agreeing the sale.



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



### Hull Office

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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.