



SYMONDS + GREENHAM

Estate and Letting Agents



8 Richmond Lane, Hull, HU7 3AE

£295,000

Symonds and Greenham are delighted to bring to the market this exceptional four bedroom detached family home, situated on the ever popular Richmond Lane in Kingswood. Beautifully presented throughout, the property offers stylish and modern living in a highly desirable residential area, well placed for local amenities and well regarded schools.

The accommodation is arranged over two floors and briefly comprises a welcoming entrance hall, a versatile snug or office ideal for home working, a spacious living room, and a superb kitchen diner providing an excellent space for both everyday living and entertaining. A convenient ground floor WC completes the layout.

To the first floor are four well proportioned bedrooms, all immaculately presented, with the primary bedroom benefitting from an en suite shower room. A modern family bathroom serves the remaining bedrooms.

Externally, the property enjoys a low maintenance front garden, while to the rear there is a generous west facing garden, ideal for enjoying the afternoon and evening sun. The rear also provides access to off street parking and a garage.

This is a fantastic opportunity to acquire a stylish, move in ready family home in a sought after Kingswood location and early viewing is highly recommended.

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 E.

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

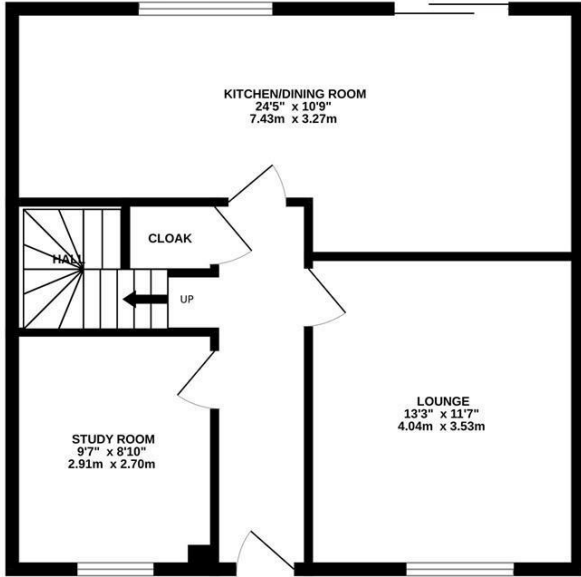
Symonds + Greenham have been informed that this property is Freehold.

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

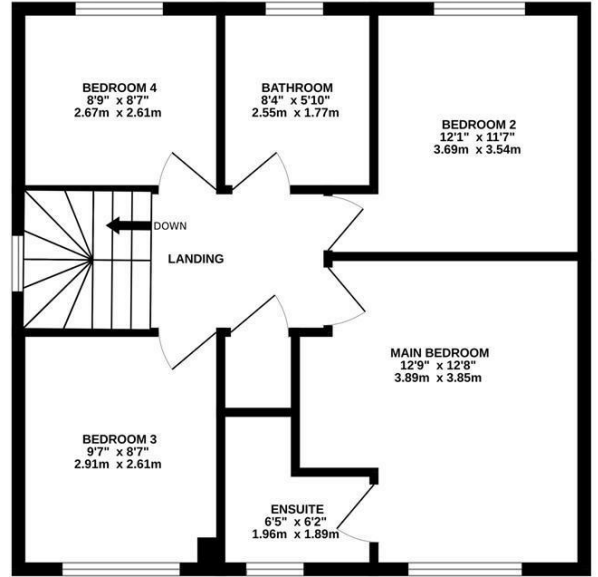
VIEWINGS

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

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 1188sq.ft. (110.4 sq.m.) approx.

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			
(82 plus) A			
(81-81) 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	79	89

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(02 plus) A			
(81-81) 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		

